



HODSONS

ASKING PRICE

£125,000

Bluebell Road

Wakefield, WF3 2LS



HODSONS

Situated in popular East Ardsley, this attractive two-bedroom apartment is perfect for young professionals or investors. Set on the second floor of a well-maintained, purpose-built block, the property boasts both practicality and style, making it a delightful place to call home. The well planned accommodation briefly comprises; entrance hall leading to a Lounge which offers French doors opening onto a Juliet-style balcony, which brings an airy and open feel to the space, ideal for unwinding after a busy day, a contemporary kitchen. The apartment offers two well-proportioned bedrooms. A modern bathroom completes the interior, fitted with modern fixtures and a sleek finish. It features a full-size bathtub with an overhead shower, catering to both leisurely soaks and quick morning routines. Outside, the property benefits from a designated parking space, ensuring easy access and added convenience for residents and their guests. The purpose-built block is well maintained, with secure entry points, adding to the overall peace of mind for residents. East Ardsley's location makes it ideal for commuters, offering swift and straightforward access to Leeds, Wakefield, and surrounding areas. With close proximity to key motorways, including the M1 and M62, journeys to the region's main employment hubs are convenient, whether travelling by car or public transport.

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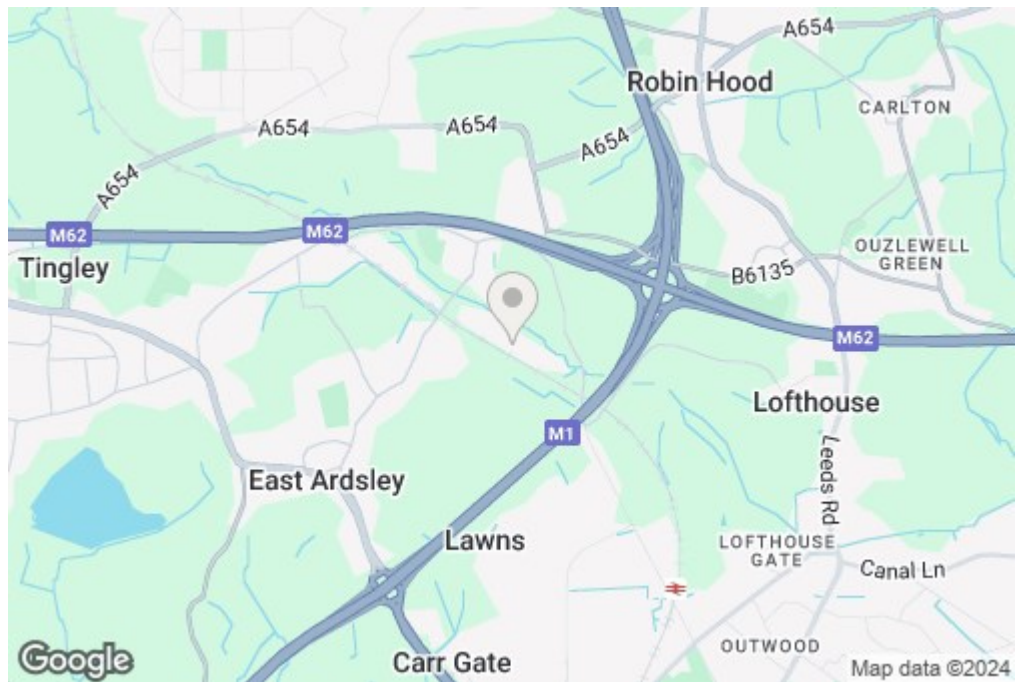


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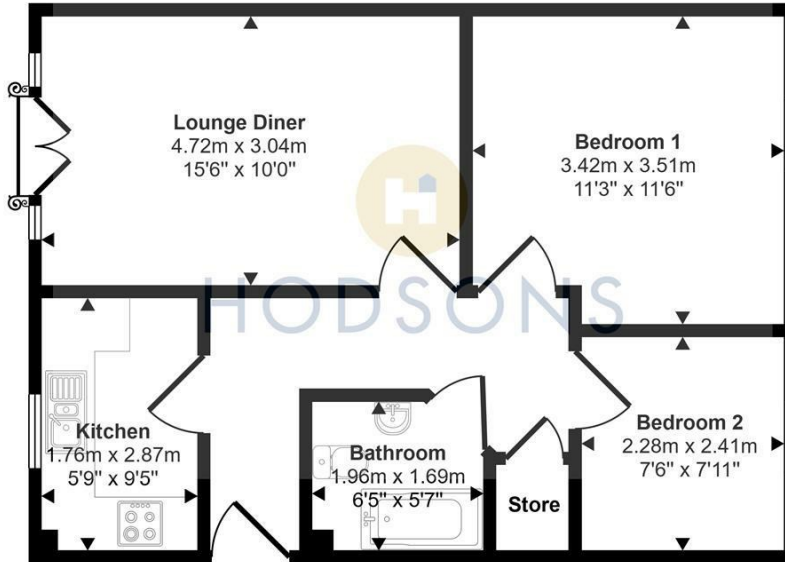


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Approx Gross Internal Area
51 sq m / 546 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds City Council

TENURE

Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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