





ACCOMMODATION

HALLWAY

Entrance door, loft access, central heating radiators and doors to a storage cupboard, bathroom, two bedrooms and lounge/diner.

LOUNGE/DINER

13'7" x 18'10" [4.15m x 5.76m]

Intercom system, UPVC double glazed windows to the rear and side, three central heating radiators and an opening to the kitchen.



KITCHEN

8'0" x 8'6" [2.46m x 2.61m]

Range of wall and base units with laminate work surface

over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window to the rear and spotlights.

BEDROOM ONE

17'3" x 8'11" [max] x 7'5" [min] [5.28m x 2.72m [max] x 2.27m [min]]

UPVC double glazed windows to the side, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'4" x 3'9" [2.25m x 1.15m]

Low flush w.c., pedestal wash basin with mixer tap and

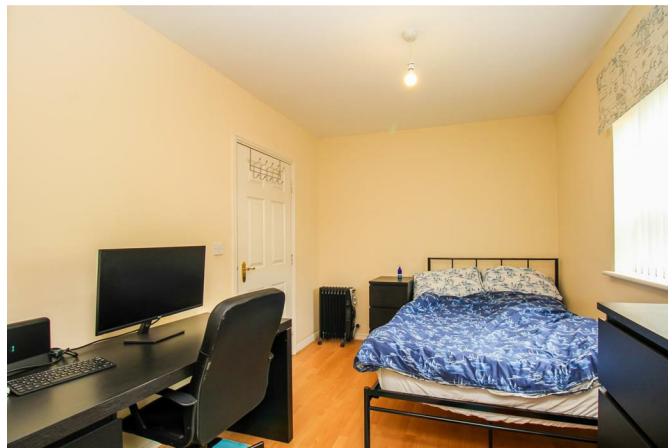
shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the front, extractor fan and shaver socket point.



BEDROOM TWO

8'8" x 11'3" [2.65m x 3.45m]

UPVC double glazed window to the front, central heating radiator and door to the walk in wardrobe/study.



WALK IN WARDROBE/STUDY

7'6" x 5'10" [2.3m x 1.8m]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'5" x 7'9" [max] x 5'4" [min] [1.96m x 2.37m [max] x 1.65m [min]]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath. Extractor fan and central heating radiator.



OUTSIDE

There are communal gardens and allocated parking with visitors parking.



LEASEHOLD

The service charge is £1,751.83 [pa] and ground rent £301.60 [pa]. The remaining term of the lease is 977 years [2025]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.