



 **2**
Bedrooms

 **2**
Bathrooms

Tenure :
Leasehold



To be sold with no onward chain is this superb, two bedroom ground floor apartment.

For more information or to arrange a viewing, please call our office on 0113 282 3056.

Tudor Sales and Lettings are pleased to offer for sale this beautifully presented two bedroom apartment situated in the popular village of Brotherton.

One of four individually designed properties in a sympathetic conversion. Located with easy access to major arterial roads and good transport links and access to local amenities found within Knottingley and Pontefract as well as Glasshoughton Freeport.

The accommodation, situated on the ground floor comprises in brief: Open plan kitchen leading to the dining and living area, two double bedrooms one with en-suite bathroom and a separate bathroom.

The property benefits from two allocated off-street parking spaces. To be sold with no onward chain. Purchase includes 25% share of the freehold.

Council tax band A.

£600 p.a Service Charge payable to management company (purchasers will become shareholders).

£10 p.a Ground rent.

Kitchen 18' 1" x 7' 7" (5.51m x 2.31m)

Modern fitted kitchen with a range of wall and base units and integrated appliances comprising of oven with four ring induction hob and extractor fan over. Space for washing machine and fridge freezer if required. Wood effect vinyl flooring, centrally heated radiator, spotlighting to ceiling, USB charging points.

Living/Dining Room 18' 8" x 13' 1" (5.69m x 3.99m)

Generously proportioned multi purpose living room with double glazed window, centrally heated radiator and original cast iron feature fireplace.

Bedroom 1 14' 1" x 10' 6" (4.29m x 3.20m)

Large double bedroom with spotlighting to ceiling, USB charging points, centrally heated radiator and double glazed window.

en-suite 5' 7" x 5' 3" (1.70m x 1.60m)

Modern fitted shower room with white three piece suite comprising of low flush WC, hand basin and shower tray with thermostatically controlled unit over, centrally heated towel rail, tiling to walls and spotlighting to ceiling.

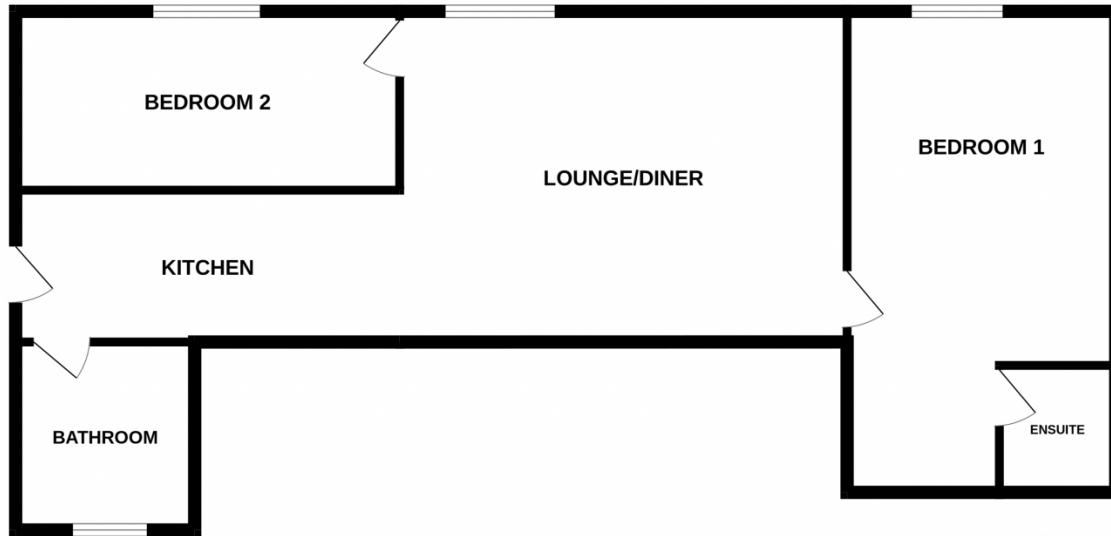
Bedroom 2 14' 9" x 6' 7" (4.50m x 2.01m)


Double bedroom with spotlighting to ceiling, centrally heated radiator and double glazed window.

Bathroom 7' 10" x 6' 7" (2.39m x 2.01m)

Modern fitted bathroom with white three piece suite comprising of bath with shower attachment, hand basin and low flush WC. Double glazed window with privacy glass, spotlighting to ceiling and centrally heated towel rail.

GROUND FLOOR



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

Address: High Street, Brotherton



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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