



 **2**
Bedrooms

 **2**
Bathrooms

Tenure :
Leasehold



To be sold with no onward chain is this fantastic, two bedroom ground floor apartment located in Brotherton.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

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. Externally to the rear you have a shared courtyard garden. The property benefits from a large cellar with potential for conversion if required.

The property benefits from two allocated off-street parking spaces with share of freehold available and no chain.

Council tax band A.

£600 p.a Service Charge payable to management company (purchasers will become 25% shareholders).

£10 p.a Ground rent.

Kitchen 16' 9" x 5' 11" (5.11m x 1.80m)

Modern fitted kitchen with a range of wall and base units and integrated appliances including electric oven and four ring induction hob with extractor fan over. Sink with mixer tap, space for fridge freezer and washing machine if required. USB charging point, LED spotlighting and wood effect vinyl flooring.

Living/Dining Room 15' 9" x 10' 6" (4.80m x 3.20m)

Multi-use living space with double glazed door leads to outside space. Double glazed window, centrally heated radiator and spotlighting to ceiling.

Bathroom 10' 8" x 6' 11" (3.25m x 2.11m)

Modern bathroom comprising of: - tiled shower enclosure, hand basin with vanity unit surround and a back to wall WC. Double glazed window with privacy glass and centrally heated towel rail.

Bedroom 1 15' 9" x 10' 6" (4.80m x 3.20m)

Generously proportioned double bedroom with spotlighting to ceiling, USB charging point, double glazed window and centrally heated radiator.

En-suite 5' 11" x 4' 7" (1.80m x 1.40m)

Modern en-suite shower room with white three piece suite comprising of shower tray with walk-in thermostatic controlled shower, hand basin with storage unit under and low flush WC. Partially tiled with centrally heated towel rail and spotlighting to ceiling

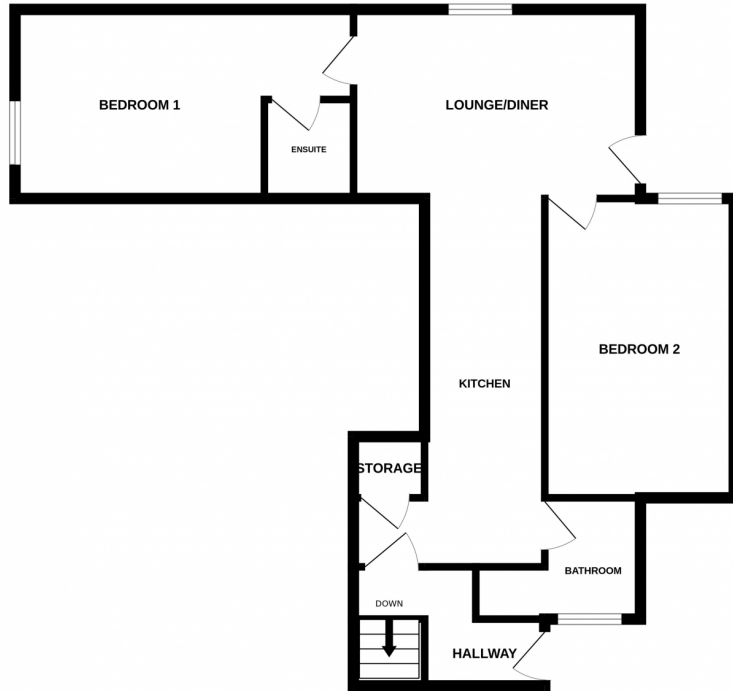
Bedroom 2 16' 1" x 9' 10" (4.90m x 3.00m)

Generously proportioned double bedroom with spotlighting to ceiling, USB charging point, double glazed window and centrally heated radiator.


Externally

Two allocated off-street parking spaces and to the rear access to outside area.

GROUND FLOOR



While 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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, WF11

