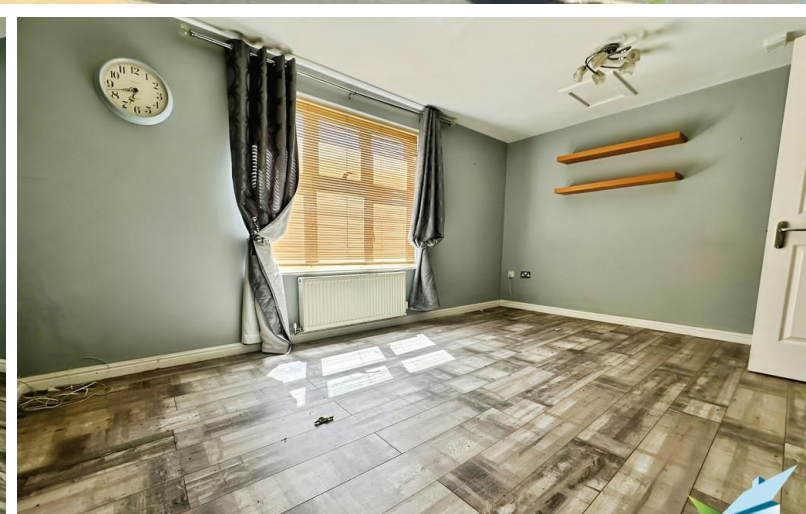


SOLD STC



Farrier Way, Robin Hood

2 Bedrooms, 1 Bathroom, Apartment

£115,000



Farrier Way, Robin Hood

2 Bedrooms, 1 Bathroom

£115,000

- No Onwards Chain
- Ground Floor Apartment
- Living Dining Area
- Separate Kitchen
- Gas Central Heating

Martin and Co Wakefield are pleased to bring to the market this spacious ground floor two bedroom apartment. Ideal for a first time buyer or to suite and investor in need of modernisation.

The accommodation briefly comprises of an entrance hall with intercom entry system and two storage cupboards, modern fitted kitchen with integrated appliances, spacious lounge/diner, two good sized bedrooms and a three piece white bathroom suite.

Externally there is an allocated parking space and well keep communal areas.

COMMUNAL ENTRANCE With access to the main building via intercom system to stairs leading to all floors and the apartment

APARTMENT HALLWAY Apartment door having an inner vestibule which leads to the apartment hallway. Doors to all rooms, two storage cupboards and gas central heated radiator



KITCHEN 8' 10" x 8' 9" (2.7m x 2.67m) Having a range of wall and base units and tiled splash back walls. Inset stainless steel one and half bowl sink with mixer tap and drainer, inset stainless steel four ring gas hob with hood over and oven under, space for a fridge/freezer, plumbing for an automatic washing machine and PVCu double-glazed window

LOUNGE/DINER 11' 1" x 14' 11" (3.4m x 4.56m) UPVc double glazed window and gas central heated radiator

BEDROOM ONE 8' 9" x 11' 3" (2.69m x 3.44m) UPVc window and gas central heated radiator

BEDROOM TWO 9' 5" x 7' 9" (2.88m x 2.38m) UPVc window and gas central heated radiator



BATHROOM 5' 2" x 8' 9" (1.58m x 2.69m) Having three piece white suite and having thermostatic shower over bath. fully tiled floor and walls and obscure UPVc window and gas central heated radiator.

EXTERNAL There is allocated parking and communal gardens

LEASEHOLD INFORMATION Service Charge: £1041.49 no ground rent as management company bought the freehold

128 years remaining on the lease

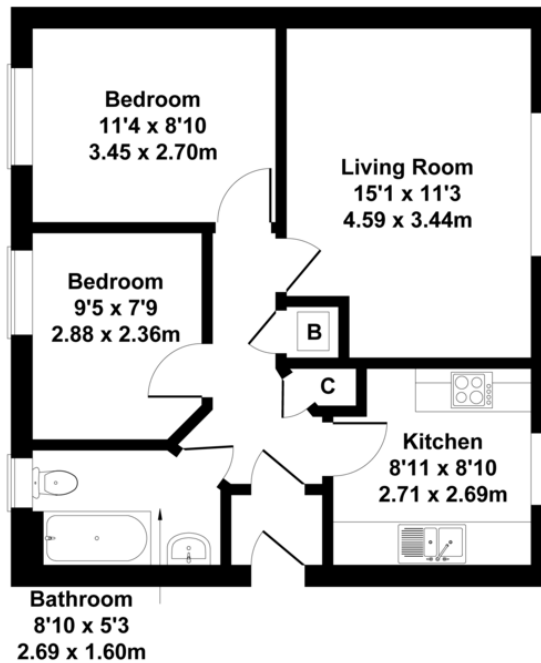




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20 Farrier Way WF3 3TY

Approximate Gross Internal Area
549 sq ft - 51 sq m



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.