

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20) Not energy efficient - higher running costs		
	80	80

England & Wales  
 EU Directive 2002/91/EC  
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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## High Street, Brotherton, WF11 9EY Ground Floor Two Bedroom Apartment **Offers in Excess of £150,000**

**Share Of Freehold With No Chain : Four Units For Sale : Stunning Conversion  
With Spacious Living : Double Bedrooms : En-Suite and Modern Main  
Bathroom : Open Plan Kitchen Living Area : Excellent Location : Two  
Allocated Parking Spaces : Viewings Highly Recommended**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this excellent two bedroom apartment situated within the popular residential area of Brotherton.

One of only four individually designed properties in a carefully designed conversion, this apartment is located close to a full range of local amenities found within Knottingley and Pontefract town centres as well as Glasshoughton Freeport all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and open countryside. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The ground floor accommodation comprises; modern open plan kitchen leading to the dining and living area, two double bedrooms, a main bathroom with bath and modern en-suite shower room to bedroom one.

The property further benefits from having its own separate entrance and has two allocated parking spaces. With share of freehold and available with no chain, an internal viewing is highly recommended to appreciate what this apartment has to offer. Council Tax Band A. Leasehold. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

### Proposed Lease Information

999 year lease

£600 p.a. Service charge

Service charge review period - 5 yearly

Ground rent £10 p.a.

Ground rent review period - none.

Lease info to be confirmed by your solicitor.

### Kitchen

7' 7" x 18' 1" (2.3m x 5.5m)

Entered via composite door to front aspect, modern galley style kitchen leading through to the lounge/diner. Kitchen having matching high and low level storage units with roll edge laminate worktop, integrated electric oven and four ring induction hob with extractor hood above, space and plumbing for washing machine, space for fridge freezer, wood effect vinyl flooring, gas central heating radiator, tiles to splash prone areas, LED spotlights to ceiling, USB charging points, concealed boiler.

### Lounge/Diner

13' 1" x 18' 8" (4.0m x 5.7m)

A large room with UPVC double glazed window to side aspect, inset LED spotlights to ceiling, gas central heating radiator, original cast iron feature fireplace.

### Bedroom One

14' 1" x 10' 6" (4.3m x 3.2m)

A large double bedroom with UPVC double glazed window to side aspect, gas central heating radiator, inset LED spotlights to ceiling, USB charging points, space for desk and door leading to en-suite.

### En-suite

5' 7" x 5' 3" (1.7m x 1.6m)

A three piece suite comprising low level WC, pedestal hand wash basin mounted over a vanity unit, walk in thermostatic controlled shower, chrome towel rail radiator, inset LED spotlights to ceiling, tile effect flooring and tiles to the walls.

### Bedroom Two

6' 7" x 14' 9" (2.0m x 4.5m)

A good sized double bedroom with double glazed window to the side aspect, gas central heating radiator and inset LED spotlights to ceiling.

### Bathroom

7' 10" x 6' 7" (2.4m x 2.0m)

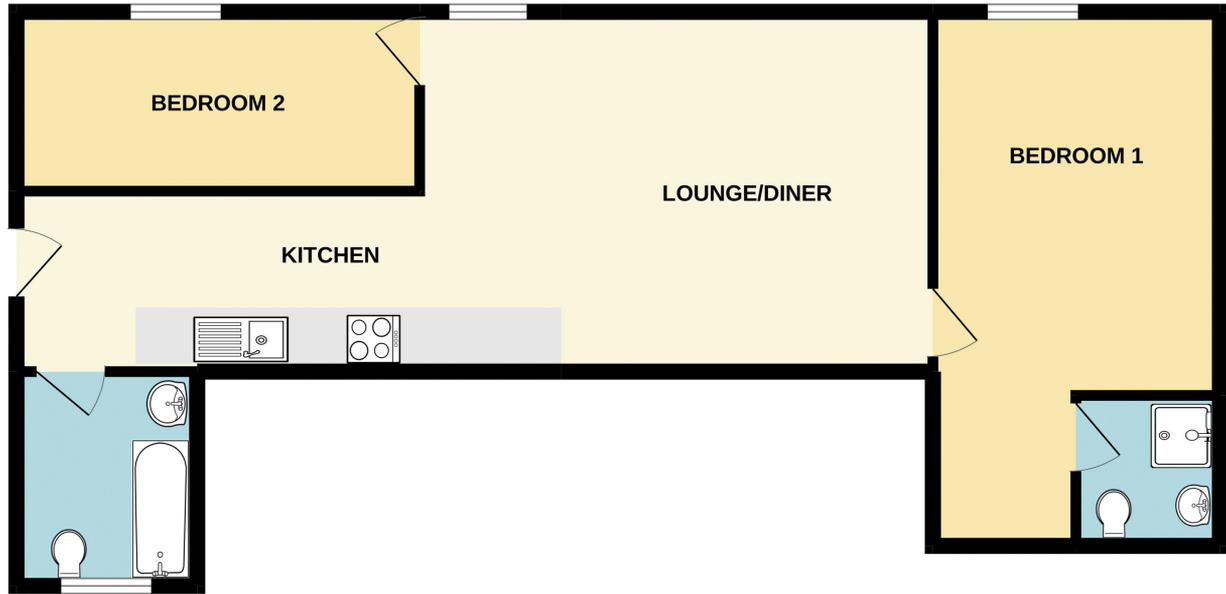
A three piece suite comprising low level WC, pedestal hand wash basin, panelled bath with chrome taps and shower attachment, towel rail radiator, inset LED spotlights to ceiling, UPVC double glazed opaque window to side aspect.

### Outside

A communal car park with two allocated parking spaces.

# FLOOR PLANS

## GROUND FLOOR



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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