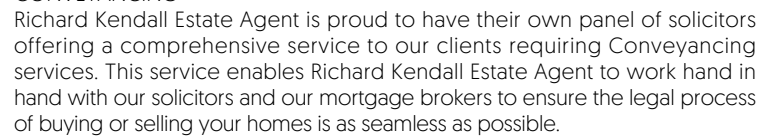


The floor plan shows a rectangular layout. On the left is a large 'Open Plan Living' area. To its right is a 'Bedroom'. Below the living area is a small square space, likely a kitchen, with a door opening into the living area. To the right of the kitchen is a 'Shower Room' with a door opening into the living area. The plan includes three windows along the top wall, one in the living area and two in the bedroom. Three doors are shown: one from the kitchen to the living area, one from the living area to the bedroom, and one from the living area to the shower room. The walls are represented by thick black lines, and the rooms are labeled in bold black text.





ACCOMMODATION

ENTRANCE HALL

An entrance door with fob and intercom access.

OPEN PLAN LIVING KITCHEN

UPVC double glazed windows to the front, electric radiator, laminate flooring, spotlights, ample space for both living and dining. Opening into the bedroom and doors to the shower room and storage cupboard which houses the water tank and providing plumbing for the washing machine. The fitted kitchen includes an array of wall and base units with laminate worktops over, a stainless steel sink and drainer with mixer tap. Integrated electric hob and oven, integrated fridge and an integrated dishwasher.

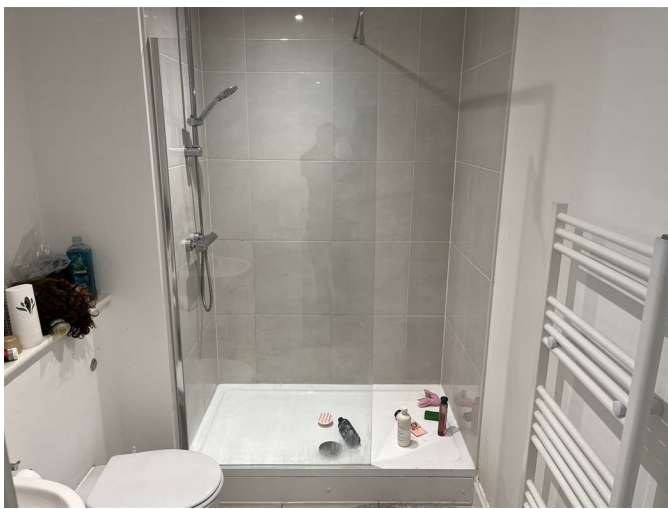
BEDROOM

UPVC double glazed windows to the front, electric radiator, spotlights to the ceiling.



SHOWER ROOM/W.C.

Ladder style radiator, spotlights, extractor fan. Walk in shower cubicle with a wall mounted shower, a low flush W.C., and a wash hand basin with mixer taps and splashback.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

LEASEHOLD

The service charge is £882.00 [pa]. The remaining term of the lease is 996 years [2026]. A copy of the lease is held on our file at the Wakefield office.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.