

FOR SALE



Scampston Drive, East Ardsley

2 Bedrooms, 2 Bathroom, Apartment

Offers In Region Of £135,000



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- A MODERN GROUND FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS (EN SUITE TO MASTER BEDROOM)
- GAS CENTRAL HEATING

Martin and Co - Wakefield are pleased to present to the sales market a two bedroom two bathroom ground floor apartment situated on a popular development in a much sought after location within close proximity to local shops, schools and transport facilities. The property benefits from gas central heating, PVCu double glazing, a fitted kitchen with built in appliances, two bedrooms being en suite to the master bedroom, allocated car parking space and offered with NO ONWARD CHAIN. Early viewing highly recommended.

ENTRANCE HALL L shaped entrance hall having wood effect laminate flooring, central heating radiator, Intercom entry telephone, storage cupboard off, leading to Lounge, both Bedrooms and Bathroom/WC.

KITCHEN/DINER 11' 00" x 10' 1" (3.35m x 3.07m) Having an ample range of modern fitted wall, base units and drawers with contrasting counter tops and inset one and a half deep bowl, single drainer sink unit and mixer tap, four ring stainless steel gas hob, splash back and extractor over, built under oven, integrated washing machine, to include a free standing dishwasher and tall style fridge freezer, central heating radiator, PVCu double glazed window, space for a table and chairs, tile effect flooring, concealed gas central heating combination boiler.

LOUNGE 11' 10" x 16' 1" to maximum point (3.61m x 4.9m) PVCu double glazed French doors opening to a Juliette balcony, PVCu double glazed window, central heating radiator, leading through to the Kitchen.

BEDROOM ONE 12' 5" x 11' 10" plus recess (3.78m x 3.61m) PVCu double glazed window, central heating radiator, open recessed hanging rail, door to en suite shower room/WC.

EN SUITE 5' 10" x 5' 3" (1.78m x 1.6m) Three piece





white suite comprising of a fully tiled shower cubicle, pedestal hand wash basin, low flush WC, wood effect vinyl flooring, part tiled to the walls, central heating radiator.

BEDROOM TWO 11' 1" x 8' 0" (3.38m x 2.44m) Central heating radiator, PVCu double glazed window.

MAIN BATHROOM/WC 7' 10" x 5' 10" (2.39m x 1.78m) Combined three piece white suite comprising of a rectangular panelled bath, pedestal hand wash basin, low flush WC, central heating radiator, part tiled to the walls.

OUTSIDE Externally there is a designated parking space for the property along with Visitor parking.

LEASEHOLD DETAILS

Leasehold property with approximately 230 years remaining on the lease.

The Vendor has advised the Service Charge is £1488.00 PA and the Ground Rent is £100.00 PA

Council Tax Band B
EPC Grade C

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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