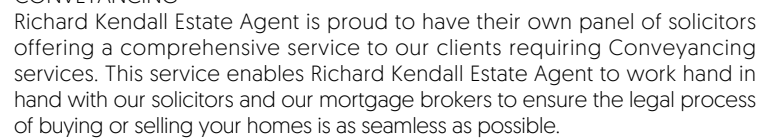


The floor plan shows a rectangular layout. On the left is a large **Living Room**. To its right is a **Dining Area**, which is adjacent to the **Kitchen**. The **Kitchen** is located at the top center. To the right of the kitchen is an **En-suite Shower Room**, which is connected to **Bedroom 1**. **Bedroom 1** is a large room on the top right. Below the kitchen is a **Bathroom**, which is connected to a central **Hall**. The **Hall** provides access to **Bedroom 2** on the bottom right. There are several doorways indicated by curved lines, showing the flow between rooms. The overall design is functional and modern.



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, access to the living/dining/kitchen, two bedrooms and the bathroom. Built in storage cupboard with mains fuse box, internal water pipe stopcock and space for utility items.

LIVING ROOM

16'3" x 8'5" [4.96m x 2.59m]

Wood framed double glazed windows to the side elevation, central heating radiator and an opening through to the dining area.

DINING AREA

9'3" x 8'5" [2.84m x 2.57m]

Wood framed double glazed windows to the side elevation, central heating radiator, laminate flooring and an opening into the kitchen.



KITCHEN

8'9" x 6'7" [2.68m x 2.02m]

Fitted kitchen with an array of wall and base units for storage with black laminate work tops, integrated oven with gas hob, stainless steel splash back and cooker hood. Integrated fridge/freezer, stainless steel sink and drainer unit and spotlights to the ceiling. Housing the Baxi boiler. Space and plumbing for washing machine and dishwasher.

BEDROOM ONE

15'1" x 8'4" [4.6m x 2.56m]

Two wood framed double glazed windows to the front elevation, two central heating radiator and door

leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'10" x 8'9" [1.19m x 2.67m]

Walk in shower cubicle with glass shower screen and wall mounted shower, wash hand basin and low flush w.c. Central heating radiator, partially tiled walls and spotlights to the ceiling. Wall mounted mirror cupboard.



BEDROOM TWO

9'8" x 8'5" [2.96m x 2.59m]

Wood framed double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

5'6" x 8'5" [1.70m x 2.58m]

Three piece suite comprising bath, wash hand basin and low flush w.c. Central heating radiator, spotlights to the ceiling and partially tiled walls. Wall mounted mirror cupboard.



OUTSIDE

There are communal gardens and one allocated parking space.

LEASEHOLD

The service charge is £1,978.04 [pa] and ground rent £150 [pa]. The remaining term of the lease is 979 years [current year]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.