





2 Kings Park, Birstall - WF17 9NZ

£124,950

Holroyd Miller have pleasure in offering for sale this first floor self contained apartment with its own garage and adjacent parking and separate entrance. Ideal for the first time buyer or investor, close to Birstall town centre and its range of amenities. The well proportioned and planned accommodation has gas fired central heating, PVCU double glazing and offers a move with a minimum of fuss with private ground floor entrance leading to first floor landing, spacious open plan living room and well appointed kitchen area, inner lobby with built in storage and boiler, house bathroom with shower over bath, good sized double bedroom. An excellent starter home or those looking for a lock up and leave. Offered with No Chain, Viewing Essential.

Ground Floor Entrance Lobby
With double glazed entrance door, access to...

Single Car Garage
With up and over door, access to understairs storage.

To the First Floor Landing

Open Plan Living Room/Kitchen Area
With three double glazed windows to front and rear making this a light and airy room with well appointed kitchen area with a range of dark oak effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine.

Bathroom
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over, tiling, double glazed window, single panel radiator.

Bedroom to Front
A good sized double bedroom with double glazed window, single panel radiator.

Outside
Adjacent parking to the good sized garage.

Please note the property is Leasehold with a service charge of £485.00 every six months which includes buildings insurance, cleaning of the windows and maintenance of the common area. Ground rent of £304.00 per annum. Lease 155 years from 1st January 2007

Inner Lobby
With built in storage containing central heating boiler.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.



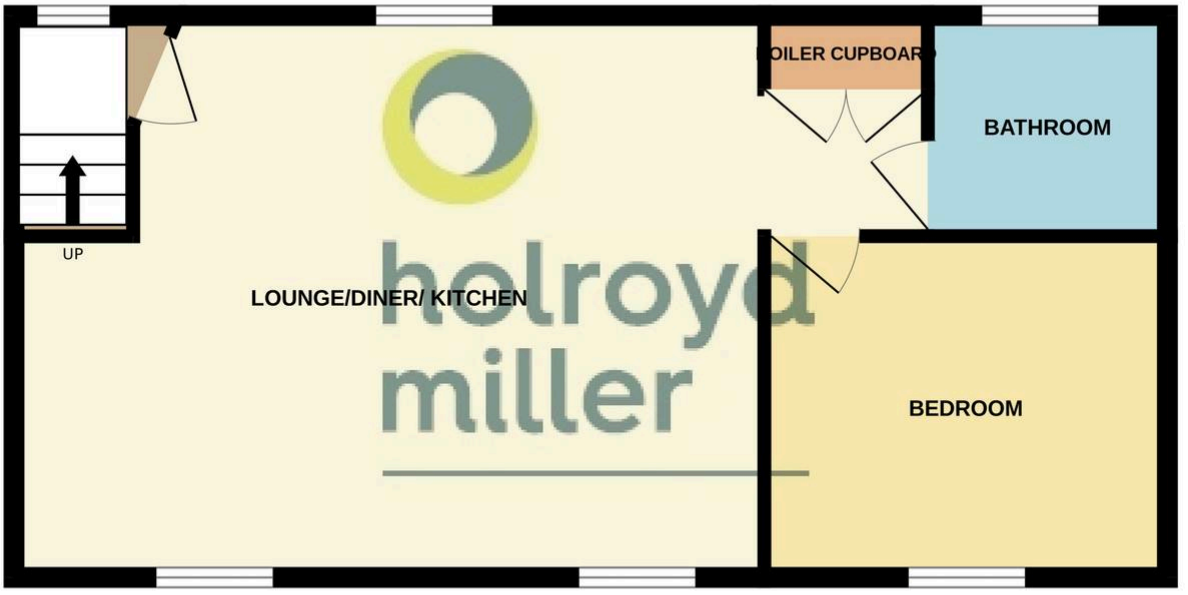








GROUND FLOOR



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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