



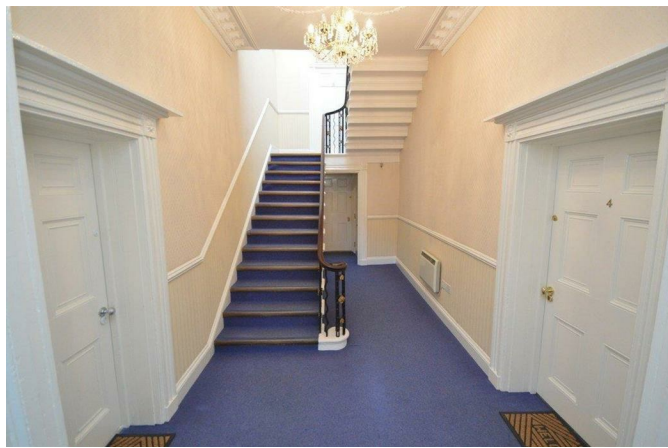




## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Stairs to the first floor.



### ENTRANCE HALL

Central heating radiator and doors leading to the living room, kitchen, bedroom and bathroom.

### LIVING ROOM

12'2" x 17'1" [3.72m x 5.23m]

Two timber framed single pane windows to the front, coving to the ceiling, picture rail, central heating radiator and open fireplace. Door leading to the kitchen.



### KITCHEN

11'3" x 11'7" [3.44m x 3.54m]

Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob with stainless steel extractor hood above, integrated fridge, freezer washing machine and dishwasher. Two single pane wooden windows to the side, central heating radiator and coving to the ceiling.



### BEDROOM

15'11" x 11'7" [max] x 3'8" [min] [4.87m x 3.54m [max] x 1.14m [min]]

Timber framed single pane window to the side, coving to the ceiling, picture rail, central heating radiator and decorative fireplace with tiled surround and marble mantle.



### BATHROOM/W.C.

6'7" x 5'10" [2.01m x 1.79m]

Central heating radiator, coving to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and overhead shower attachment.



### OUTSIDE

There is allocated parking for one vehicle.

### LEASEHOLD

The service charge is £1,435 [pa] and ground rent £90.96 [pa]. The remaining term of the lease is 129 years [2023]. 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.