



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the entrance hall with staircase and handrail to the first floor landing, complete with stair lift.

LANDING

Central heating radiator and doors leading to the living room, two bedrooms and the shower room. Loft access with part boarding, lighting and power.

BEDROOM ONE

10'2" x 7'5" [3.12m x 2.27m]

UPVC double glazed window to the front elevation, central heating radiator, fitted double wardrobe with sliding doors and additional fitted drawers.



BEDROOM TWO

10'2" x 5'10" [3.12m x 1.78m]

UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobe over the bulkhead of the stairs.



SHOWER ROOM/W.C.

6'1" x 6'1" [1.86m x 1.87m]

Fitted with a modern three piece suite comprising low flush W.C. with concealed system, wash basin set within vanity unit with mixer tap and large shower cubicle with glass sliding door and mains fed shower with rainfall head and attachment. Fully tiled walls and floor, extractor fan and chrome heated towel radiator.



LIVING ROOM

11'9" x 12'4" [3.60m x 3.76m]

UPVC double glazed window overlooking the rear elevation and courtyard, central heating radiator and door leading to the kitchen.



KITCHEN

6'2" x 8'5" [1.89m x 2.59m]

Fitted with a range of wall and base units with laminate work surface, ceramic 1.5 sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob and extractor above. Space for a freestanding fridge freezer and plumbing for a washing

machine. UPVC double glazed window to the rear, tiled splashback and floor, and combi boiler housed within a cupboard.

OUTSIDE

To the front, there is a paved seating area with a lawn section and pebbled border, along with external lighting by the entrance door. There is also a communal tarmac parking area to the front, together with attractive landscaped communal gardens.



LEASEHOLD

The service charge is £887.76 [pa] and ground rent £25.00 [pa]. The remaining term of the lease is 58 years [2026]. 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 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.