

This well presented one bedroom apartment is located in a popular residential area just off Leeman Road and within close proximity of the city centre and local amenities.

The property comprises a private entrance with outdoor courtyard space which opens up to a modern kitchen complete with white goods including fridge/freezer, oven and hob and washing machine, this then leads on to the shower room.

As you proceed through the property you are greeted by a large lounge space with additional storage and spacious bedroom with bay window.

The property is available early February.

Council Tax Band A.

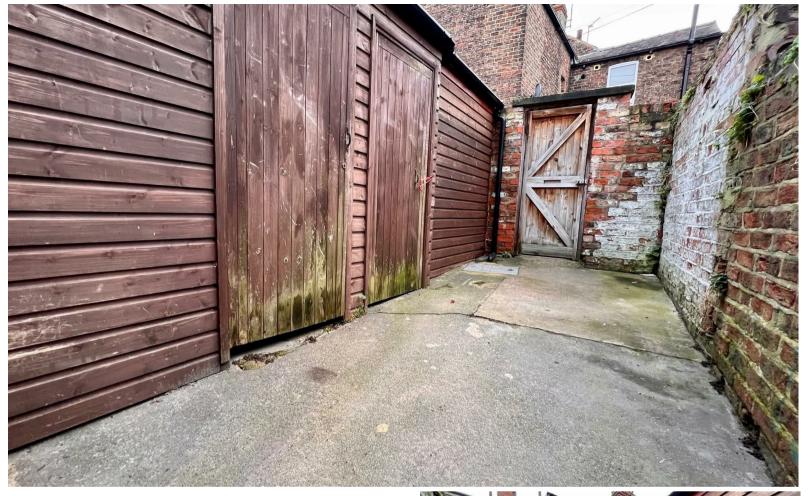
EPC Rating D













LOCATION FLOOR PLAN Ground Floor 360 sq.ft. (33.4 sq.m.) approx. Bathroom 8'0" x 2'11" 2.44m x 0.88m is Kitchen ○8'2" x 8'0" 2.49m x 2.44m Lounge 12'5" x 10'4" 3.80m x 3.15m HOLGATE Coords Bedroom Map data @2025 14'4" x 10'4" 4.37m x 3.15m **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 76 (69-80) 71 (55-68) (39-54) (21-38) G TOTAL FLOOR AREA: 360 sq.ft. (33.4 sq.m.) approx. Not energy efficient - higher running costs What every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other term are approximate and on supportable able to see years, and any other term are approximate and on supportable and use for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. As to their operability or efficiency can be given. EU Directive **England & Wales** 2002/91/EC

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