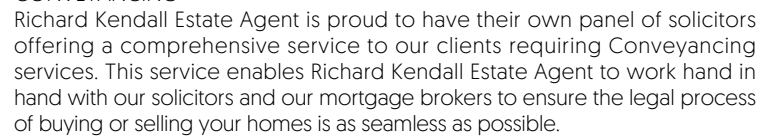


The floor plan shows a rectangular apartment layout. At the top left is the **Kitchen**, which has a door opening into the **Living Room** below it. To the right of the kitchen is the **Shower Room**. Further right is **Bedroom 1**. Below the kitchen and shower room is the **Living Room**. To the right of the living room is the **Entrance Hall**, which features a semi-circular bay window. The entrance hall provides access to **Bedroom 2** on the right and has a door leading back into the living room. A front door is located at the bottom center of the entrance hall. A curved line at the bottom of the plan indicates a balcony or terrace area.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, coving to the ceiling, central heating radiator, solid oak doors to the bedrooms, living room and shower room/w.c. Carpeted flooring laid in 2023.

LIVING ROOM

13'2" x 12'0" [4.02m x 3.67m]
Ceiling rose, coving to the ceiling, UPVC double glazed bow window to the front, central heating radiator, solid oak door leading into the kitchen. Living flame effect gas fire on a decorative hearth with matching interior within wooden surround.



KITCHEN

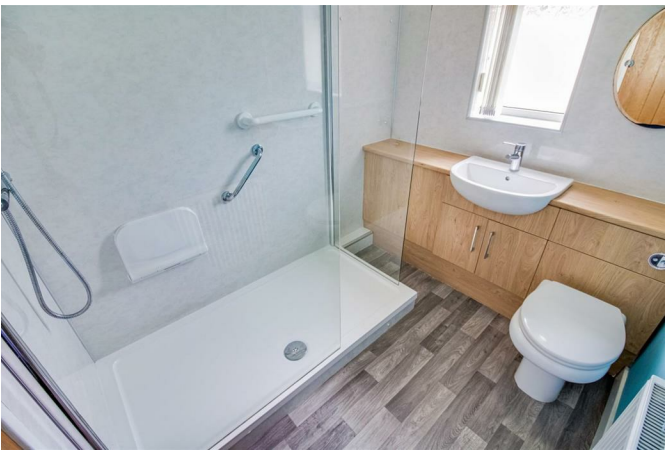
7'8" x 11'2" [2.34m x 3.42m]
A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for an undercounter

fridge and freezer, central heating radiator, integrated oven and grill, four ring electric hob, UPVC double glazed window to the rear, coving to the ceiling, UPVC double glazed side entrance door, laminate flooring newly laid in 2023.



SHOWER ROOM/W.C.

7'10" x 5'10" [2.41m x 1.79m]
Walk in shower cubicle with mixer shower, part laminated walls, low flush w.c. with concealed cistern, wash basin with chrome mixer tap built into vanity cupboards, laminate work surface, UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling and loft access.



BEDROOM ONE

10'8" x 11'1" [3.27m x 3.39m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, laminate flooring and the vendor advises us that the furniture will be left including a range of wardrobes, tall drawer unit with glass top and two bedside cabinets with drawers and glass tops.



BEDROOM TWO

11'1" x 7'10" [3.39m x 2.39m]
Coving to the ceiling, laminate flooring, central heating radiator, UPVC double glazed window to the front and the vendor advises us that they are leaving the two double wardrobes.



OUTSIDE

To the front of the property there are double gates providing access to a concrete driveway, which provides off road parking and leads

to the single detached garage with manual up and over door, power and light. An attractive lawned garden to the front with manicured planted borders and recently erected timber panelled fence surrounds. A further lawned garden area at the side of the driveway with mature bushes bordering and recently erected timber panelled fences. Garden bench included within the sale and an aluminium storage shed. A UPVC door provides access to the side of the property to a concrete pathway and a concrete area at the rear of the garage. A brick built outhouse with timber door and combi condensing boiler. A timber gate opens into the landscaped rear garden with attractive lawn, raised planted borders with railway edge sleepers, large timber shed, paved pathway with gravelled borders and further planted borders with stone walling. A timber gate provides access to the bin tidy storage unit. Water point connection.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Pontefract office and they will be pleased to arrange a suitable appointment.