

The floor plan shows a rectangular apartment layout. On the left side, there is a large **Living Room** at the top and a **Kitchen/Diner** area below it. To the right of the living room is a **Bathroom**. Further right is **Bedroom 1**. Below the living room and kitchen/diner is a central **Entrance Hall** which provides access to **Bedroom 2** on the right. A small area labeled **CBD** is located at the bottom left, near the entrance hall. The plan includes thick black lines for walls and doors, and thin lines for windows and furniture like beds and a sofa.



ACCOMMODATION

ENTRANCE HALL

4'5" x 12'7" [1.36m x 3.86]

UPVC double glazed frosted door into the entrance hall, loft access, central heating radiator, doors leading to the kitchen diner, living room, bathroom, bedrooms and storage cupboard.

KITCHEN DINER

16'5" x 8'0" max x 4'8" min [5.01m x 2.46m max x 1.44m min]

Two UPVC double glazed windows, LED spotlighting to the ceiling, central heating radiator. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space and plumbing for an under counter fridge freezer. Baxi boiler.

LIVING ROOM

16'5" x 10'9" max x 4'2" min [5.02m x 3.3m max x 1.29m min]

Central heating radiator, UPVC double glazed window to the front. Electric fireplace with marble hearth and surround with wooden mantle.

BATHROOM/W.C.

6'2" x 7'3" [1.88m x 2.23m]

Central heating radiator, extractor fan, outlet for shavers, low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment.

BEDROOM ONE

12'4" x 12'0" max x 5'6" min [3.78m x 3.66m max x 1.68m min]

Central heating radiator, UPVC double glazed window to the rear, t.v. cable.

BEDROOM TWO

12'4" x 6'10" [3.78m x 2.1m]

Central heating radiator, UPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a tarmac

driveway providing off road parking for one vehicle. Slate and paved patio area continuing down the side. The rear garden is paved and of low maintenance enclosed by hedging and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

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

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

LEASEHOLD

The service charge is £400.32 [pa] and ground rent £435.96 [pa]. The remaining term of the lease is 79 years [2023]. A copy of the lease is held on our file at the Pontefract office.