

The floor plan shows a rectangular house with a central Entrance Hall. To the top left is Bedroom 1, and to the bottom left is Bedroom 2. A Bathroom is located between Bedroom 2 and the Entrance Hall. To the right of the Entrance Hall is a large open area labeled Lounge/Dining Room, and below that is the Kitchen. The Entrance Hall has several arched doorways leading to the other rooms. There are windows on the left wall of Bedroom 1 and Bedroom 2, and a window on the right wall of the Kitchen.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

A photograph of a three-story red brick apartment building. The building features white window frames and a central entrance with a white door. A small tree stands in front of the building. A white car is parked on the left, and a silver Mini Cooper is parked on the right. The sky is blue with some clouds.

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ACCOMMODATION

ENTRANCE HALL

Entry to this first floor apartment is through a secure door with steps leading up to the first floor landing. The landing provides access to the main hallway, which in turn leads to the lounge, kitchen, two bedrooms and bathroom.

LOUNGE

15'3" x 11'1" (4.66m x 3.40m)

UPVC double glazed window to the side elevation and two central heating radiator



KITCHEN

8'11" x 8'5" (2.72m x 2.58m)

A range of wall and base units for storage, an integrated gas hob, oven, and cooker hood, a stainless steel sink and drainer unit, plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window overlooking the rear elevation.

BEDROOM ONE

11'5" x 8'10" (3.48m x 2.70m)

UPVC double glazed window to the front elevation, a central heating radiator and fitted wardrobes.



BEDROOM TWO

9'10" x 7'9" (3.02m x 2.38m)

UPVC double glazed window to the front elevation and a central heating radiator.



BATHROOM/W.C.

9'1" x 4'9" (2.79m x 1.47m)

Three piece suite with a panelled bath and shower over, wash hand basin, low flush w.c Central heating radiator and a frosted UPVC double glazed window to the front elevation.



OUTSIDE

The property benefits from communal gardens and an allocated parking space.



LEASEHOLD

The service charge is £1208.00 (pa) and ground rent £137.38 (pa). The remaining term of the lease is 129 years (2025). A copy of the lease is held on our file at the Ossett office.

COUNCIL TAX BAND

The council tax band for this property is B.

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 Ossett 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.