



ACCOMMODATION

ENTRANCE HALL

Entrance door, access to storage cupboard, bedroom, two bedrooms and open plan lounge/kitchen diner. Coving to the ceiling and storage heater.

BATHROOM

5'6" x 7'9" [1.7m x 2.38m]

Coving to the ceiling, LED spotlighting, extractor fan, storage heater, low flush w.c., ceramic wash basin on a storage unit with mixer tap above, bath with mixer tap and shower head attachment as well as an overhead shower and shower screen. Fully tiled, shaver socket.



OPEN PLAN LOUNGE/KITCHEN/DINER

28'1" x 14'6" max x 10'4" min [8.58m x 4.43m max x 3.17 min]

Two double glazed windows to the rear, coving to the ceiling. The kitchen area has a range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, tiled splashback, integrated oven and integrated four ring electric hob, integrated dishwasher, undercounter integrated fridge and freezer, double glazed door leading to small balcony.



BEDROOM ONE

9'7" x 15'5" max x 3'6" [2.93m x 4.72m max x 1.09m]

Coving to the ceiling, double glazed window to the front, further storage heater, door leading to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

3'8" x 9'9" [1.14m x 2.99m]

Storage heater, LED spotlighting to the ceiling and extractor fan, coving, concealed cistern, low flush w.c., wash basin with mixer tap, shower cubicle with overhead shower, fully tiled.

BEDROOM TWO

11'6" x 8'5" [3.53m x 2.57m]

Double glazed window to the front, storage heater, coving to the ceiling.

OUTSIDE

An allocated parking space.



LEASEHOLD

The service charge is £2153 [pa] and ground rent £200 [pa]. The remaining term of the lease is 980 years [2024]. A copy of the lease is held on our file at the Wakefield office.

EPC RATING

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

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.