

A floor plan of a 3-bedroom house. The layout includes a Living Room (top left), Kitchen (bottom left), Bedroom 2 (top middle), Bedroom 1 (top right), Bathroom (bottom middle), and En-suite (bottom right). The plan shows thick black walls, white rooms, and grey doors. There are three windows on the top wall, one on the left wall, and one on the right wall. The text labels for each room are in bold black font.

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.

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ACCOMMODATION

ENTRANCE HALL

A communal entrance hallway with entry intercom system and stairs to all floors and then top floor private entrance hall with a panelled entrance door and a useful built in storage cupboard.

LOUNGE

11'10" x 10'6" [3.63m x 3.22m]

Central heating radiator and window to the front. Archway through to the adjoining dining kitchen.



DINING KITCHEN

10'5" x 10'5" [3.2m x 3.2m]

Window to the side and fitted with a good range of

contemporary style wall and base units with laminate worktops with brick set tiled splash backs and a stainless steel sink unit. Stainless steel four ring hob with stainless steel splash back and matching filter hood over, built in oven, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Matching cupboard housing the gas fired central heating boiler.



BEDROOM ONE

12'9" x 10'2" [3.9m x 3.1m]

Window to the front, central heating radiator and connecting door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

6'2" x 5'2" [1.90m x 1.60m]

Part tiled walls and fitted with a modern white and chrome three piece suite comprising corner shower cubicle with glazed screen, pedestal wash basin and low suite w.c.



BEDROOM TWO

12'6" x 9'1" [3.83m x 2.78m]

Window to the front and a central heating radiator.



BATHROOM/W.C.

6'2" x 5'6" [1.9m x 1.7m]

Fitted with a modern white and chrome three piece suite comprising panel bath with shower attachment, pedestal

wash basin and low suite w.c., part tiled walls and central heating radiator.



OUTSIDE

The property stands in communally managed gardens and has an allocated parking space. There is use of a communal external store with a digital pass key which could be used for storage of a bike, etc.

LEASEHOLD

The service charge is £1,456.14 [pa] and ground rent £100 [pa]. The remaining term of the lease is 232 years [2025]. A copy of the lease is held on our file at the Wakefield 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 Wakefield 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.