

**17a Vale Head Grove,
Knottingley, WF11 8JL**



- # Well Proportioned First Floor Apartment
- # Pleasant cul-de-sac position
- # Two double bedrooms
- # Double glazed and gas central heating
- # No upward chain involved
- # Energy Rating 'D'

PRICE
£79,950

DESCRIPTION

We are pleased to offer for sale this well proportioned First Floor Apartment. The property occupies a pleasant cul-de-sac setting and benefits from a generous garden. The accommodation comprises of a hallway, living room, kitchen, two well proportioned double bedrooms and a bathroom. Double glazing and gas central heating. No upward chain involved.

HALLWAY: - Loft access point. Doors lead to the living room, kitchen, bedrooms and bathroom. Radiator.

LIVING ROOM: - 14ft 4in x 12ft 2in (4.38m x 3.73m). Double glazed bay window. Feature fireplace. Coving. Built in cupboard and shelving. Radiator.

KITCHEN: - 9ft 5in x 9ft 4in (2.89m x 2.85m). Double glazed windows position on a dual aspect. The kitchen has a comprehensive range of oak fronted base and eye level units finished with granite effect roll edged work surfaces. Integrated four ring gas hob with cooker hood above. Integrated electric oven. Under cupboard lighting and tiled splashbacks. Laminate flooring. Radiator.

BEDROOM No. 1: - 14ft 9in x 12ft 9in (4.52m x 3.89m). Two double glazed windows. /Built in storage cupboard. Coving with dado rail below. Radiator.

BEDROOM No. 2: - 12ft 11in x 12ft 4in (3.96m x 3.77m). Double glazed window. Built in cupboards. Coving and picture rail. Radiator.

BATHROOM: - Double glazed window. Fitted with a 3-piece suite comprising of a rectangular panelled bath with mixer shower attachment, pedestal wash basin and a low flush w.c. Part tiled walls. Laminate flooring. Radiator.

OUTSIDE: - The property benefits from a large garden at the rear and a useful outside brick store.

COUNCIL TAX

Wakefield MDC Property Band A

SERVICES

All Mains Services are assumed to be connected.

TENURE

Leasehold. Full details are to follow.

VIEWING

Strictly by prior appointment with the Agents



PLEASE NOTE

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

MISREPRESENTATION ACT

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.

