

**15 Epsom Close,  
Castleford, WF10 5XS**

- # Second Floor Apartment ideal first time buyer or young couple purchase.
- # Tastefully appointed
- # Gas central heating and UPVC double glazing
- # Two Bedrooms, one with en-suite Shower/w.c.
- # Living Kitchen with built in oven & hob
- # Enclosed car park with parking space and visitor parking
- # Energy Performance Rating B

**GUIDE PRICE****£110,000**

15 Epsom Close, Castlfeord, WF10 5SX - July 2023

## DESCRIPTION

We are pleased to offer for sale this second floor apartment situated within a popular and now established location easily accessible to local townships and the motorway network. We are offering for sale the 75% shared ownership. The flat is tastefully appointed having a living kitchen with a range of built in cupboard and drawer units with built in electric oven and gas hob, two bedrooms, one with en-suite shower/w.c. and bathroom/w.c. The property has the benefit of gas fired central heating and UPVC double glazing and outside there is an enclosed car park with designated parking space, communal dustbin area, cycle store and visitor parking.

### The Accommodation comprises: -

**ENTRANCE HALL** with central heating radiator, access to roof space and useful storage cupboard

**LIVING ROOM/KITCHEN:** - 15ft 6in x 14ft 10in (4.74m x 4.52m) and has a range of base and wall mounted cupboard/drawer units, worktops with tiling above and a stainless steel sink unit, built in 'Indesit' electric with gas hob and extractor hood. Double panel central heating radiator. Wall mounted 'Ideal' gas boiler.

**BEDROOM No. 1:** - 12ft 7in x 11ft 9in (3.85m x 3.59m) with a central heating radiator.

**EN-SUITE:** - includes a shower cubicle, wash basin and low flush w.c., central heating radiator and extractor fan.

**BEDROOM No. 2:** - 10ft 7in x 8ft 9in (3.23m x 2.68m) with central heating radiator.

**BATHROOM:** - contains a white 3-piece suite that includes a rectangular panelled bath with glass shower screen, pedestal wash basin and a low flush w.c. Tiled floor, towel heater and extractor fan.

## OUTSIDE

There are communal gardens and an enclosed car park that includes a designated car parking

space and also visitor parking, communal dustbin area and also cycle storage area.

## SERVICES

All Mains Services are connected, and gas central heating is installed.

## TENURE

The property is Leasehold.

Buildings Insurance - £4.22

Service Charge - £81.41

Lease term is 125 years commencing in 2021.

## COUNCIL TAX BAND

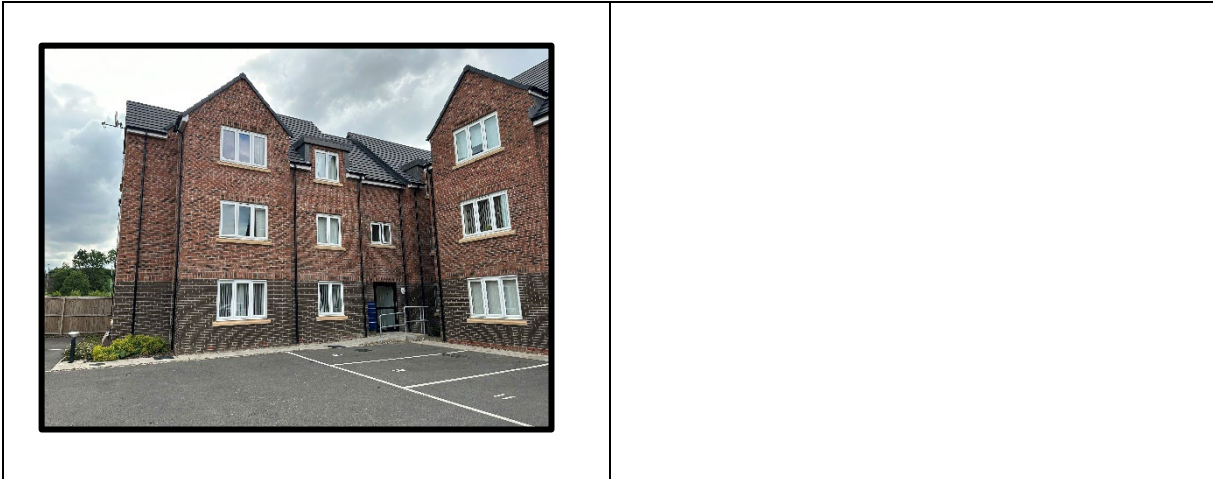
Wakefield MDC - B

## VIEWING

Strictly by prior appointment with the Agents  
Abson Blaza Property Services 01977 780599.







**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property