



The Sett Northfield Lane, Horbury

Wakefield, WF4 5HZ

Asking Price:

£159,950

Holroyd Miller have pleasure in offering for sale this purpose-built spacious ground floor apartment offering excellent accommodation for those wishing to downsize, within walking distance of Horbury village and its bustling high street and located within this select gated development. The spacious and well-proportioned accommodation has electric heating and sealed unit double glazing and comprises; communal entrance reception hallway with security entry phone system, spacious entrance reception hallway with useful airing/cylinder cupboard, large lounge/dining room with French doors leading onto the rear patio. Well equipped kitchen with a range of integrated appliances. Two double bedrooms with master bedroom having ensuite shower. No Chain



COMMUNAL ENTRANCE HALL

With entry phone system and door into Apartment 2.

DINING ROOM *18'9" x 12'7" . (5.72m x 3.84m .)*

With oak floor, sealed unit double glazed French doors with wing lights to both sides, leading to patio and communal garden beyond, coving, inset spotlights, two electric heaters.

KITCHEN *9'10" (3) x 8'2" (2.5) (9'10" (3) x 8'2" (2.49)).*

With gloss white fronted units with a granite effect roll top work surface with an inset stainless steel one and half bowl sink with swan neck mixer tap and drainer, inset four ring Servis electric hob stainless steel splashback and stainless-steel canopy hood over and housed multi-function oven, integrated fridge freezer, concealed washing machine, space for dishwasher, inset spotlights, sealed unit double glazed window, oak floor, plinth heater.



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MASTER BEDROOM 13'8" x 8'10" (4.17m x 2.7m). Including wardrobes, oak floor, electric heater, sealed unit double glazed window, inset spotlight, coving, door to en suite shower room.

EN SUITE SHOWER ROOM 6'2" x 5'10" (1.88m x 1.78m).

With a white and chrome suite of quadrant shower enclosure with thermostatic mixer shower, pedestal wash hand basin, mono block mixer, dual flush wc, electric chrome towel rail, tiled floor, half tiled walls but fully tiled in shower enclosure, extractor fan, downlighters, two uPVC double glazed windows.

BEDROOM NO. 2 13'1" (4) x 12'1" (3.68) (13'1" (4) x 12'2" (3.7)). Please note the measurement includes fitted wardrobes, oak floor, electric heater beneath sealed unit double glazed window, coving.

HOUSE BATHROOM 8'8" x 5'10" (2.64m x 1.78m).

With a white and chrome suite of rectangular panelled bath with mixer tap and separate thermostatic mixer shower over and shower screen, pedestal wash hand basin, mono block mixer, dual flush wc, half tiled walls but fully tiled by the shower over bath, electric chrome towel rail, extractor fan, sealed unit double glazed window.

OUTSIDE

Residents of The Sett have the benefit of communal gardens, which are maintained as part of the lease agreement and No. 2 has the benefit of two car parking just in front of the property, additionally the property benefits from paved patio to the rear of the lounge and there is communal gardens and drying area. The property is located within a gated complex, of only six properties.

Council Tax Band - C

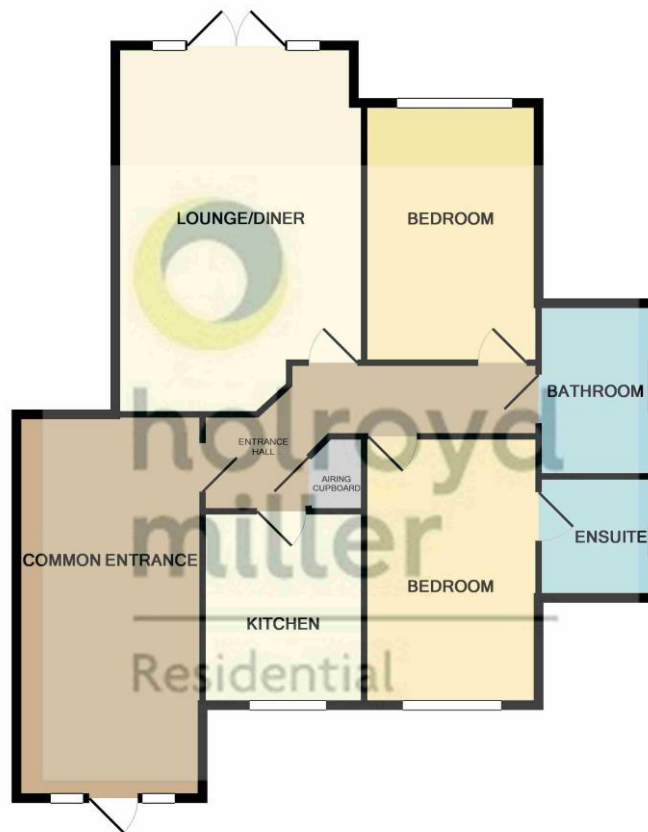
Tenure - Leasehold

Ground Rent £200.00 PA

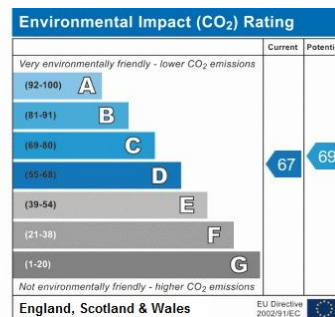
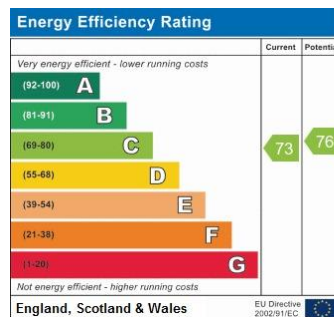
Service Charge £65.00 Per Month

Viewing - By appointment through Holroyd Miller





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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