KATH | WELLS

ESTATE AGENTS & VALUERS

19 Gomersall House
Driglington



1 Bedroom Flat
£26,000

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Flat, 19 Gomersall House, Cavendish Approach, Driglington, West Yorkshire, BD11 1DB

GROUND FLOOR:

Communal Entrance:
Access via a communal entrance hallway, intercom access

Private Entrance Hallway:
Access to the full accommodation, storage cupboard, electric heating radiator

Open Plan Living Space:
An open plan living space comprising of a fitted kitchen & a living / dining area

Fitted Kitchen:





A range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Living / Dining Area:







Double glazed window, television point, ample space for a dining table & chairs, electric heating radiator

Bedroom One:





Double glazed window, fitted wardrobes, electric heating radiator, a good sized double bedroom

Bathroom / WC:




A white suite comprising of a paneled bath, a separate glazed shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:



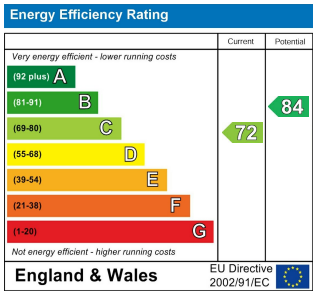
Gardens:



The property has maintained communal areas outside of the property.

Parking:
Communal car park with plenty of spaces

Council Tax Band & EPC Rating:
Council Tax Band: A / EPC Rating: C


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
84
England & Wales
EU Directive 2002/91/EC

Floor Plan


Bedroom
(2.9m x 2.6m)
Living Room
(2.8m x 4.5m)
FW
Bathroom
(1.5m x 2.3m)
C
Kitchen
(2.3m x 1.7m)