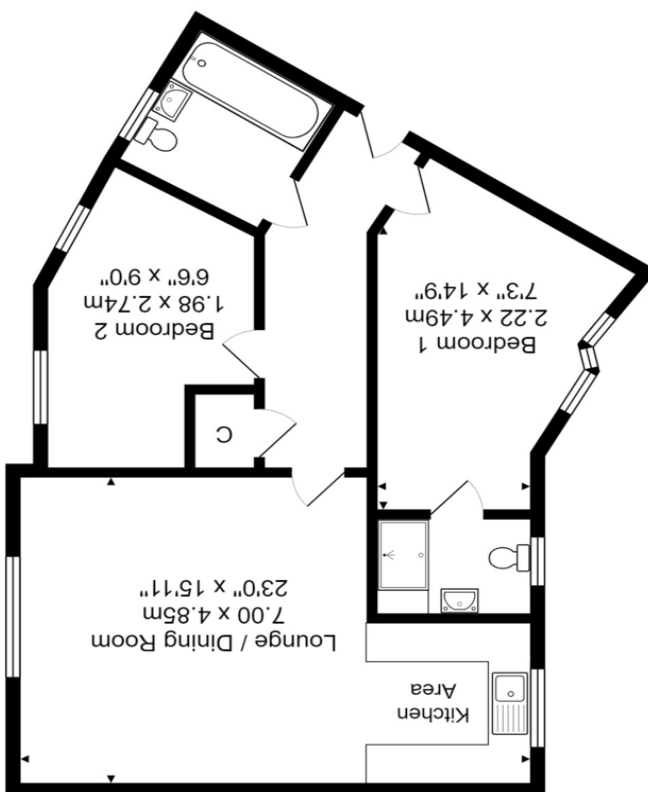


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**BARKERS**  
OPENING DOORS FOR YOU

**21 Threelands**

Birkenshaw, BD11 2DG

Offers In Region Of £142,000

- GROUND FLOOR APARTMENT
- ENTRANCE HALL
- LOUNGE, KITCHEN
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GROUNDS
- VILLAGE LOCATION, IDEAL FOR AMENITIES





## Full Description

### DESCRIPTION

Offered for sale is this well presented GROUND FLOOR corner apartment which must be viewed to be appreciated and is situated within walking distance of the shops and amenities in Birkenshaw village centre. The property benefits from a secure intercom entry system, gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance hall, lounge, kitchen, two bedrooms, en-suite shower room and house bathroom. Externally there is allocated parking and well maintained communal grounds.

### ENTRANCE HALL

The property is accessed via a secure intercom entry system. The Entrance hall has polished wood effect flooring and a useful airing cupboard.

### LOUNGE

23' 0" x 15' 11" (7.01m x 4.85m)

With polished wood effect flooring, window with a pleasant outlook and an archway leads to the kitchen area.

### KITCHEN

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset sink with mixer tap and drainer. There is an electric oven and gas hob with an extractor over, integrated fridge/freezer and dishwasher and plumbing for a washing machine.

### BEDROOM ONE

14' 9" x 7' 3" (4.5m x 2.21m)

Double room with fitted wardrobes providing useful storage and a door leads to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted with as three piece white suite which comprises of a shower cubicle, wash basin and W.C. Heated towel radiator, part tiled walls and tiled flooring.

### BEDROOM TWO

9' 0" x 6' 6" (2.74m x 1.98m)

Double room with built-in wardrobes with sliding doors providing useful storage.

### BATHROOM

Fitted with a three piece white suite which comprises of a bath, W.C. and wash basin. Part tiled walls, tiled flooring, shaver point and a heated towel radiator.



### EXTERIOR

Externally there are communal gardens and allocated parking.

### ADDITIONAL INFORMATION

Council tax band -C

Tenure - Leasehold

Service charge - £915.38 per annum

Ground rent - £500 per annum

Garden maintenance £279 per year

