



**Apartment 3, 31 Whitehall Road East**

Birkenshaw, BD11 2EQ

**£149,950**

# Property Description

Offered for sale with NO CHAIN is this spacious duplex apartment, which forms part of a secure, gated development and must be viewed to be fully appreciated. Ideally situated within easy reach of local schools, amenities and bus routes, and just minutes from Junctions 26 and 27 of the M62 motorway network, the property is perfect for commuters. The accommodation briefly comprises: communal entrance with secure intercom entry system, entrance hall, lounge, kitchen area, two double bedrooms, en-suite bathroom and a shower room. The parking area is accessed via electrically operated gates, where the property benefits from an allocated parking space.

## ENTRANCE HALL

An external door with a secure intercom entry system gives access into the building. The property is located on the first floor and a door leads into the apartment. The entrance hall has doors leading to the lounge, bedroom one and bathroom. A staircase leads to the first floor and there is a useful built-in storage cupboard.

## LOUNGE

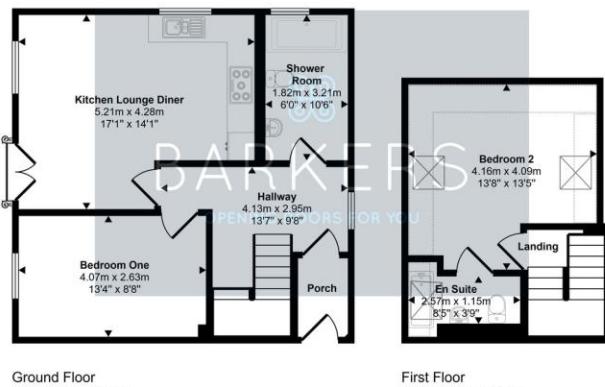
17' 1" x 14' 1" (5.21m x 4.29m) Featuring a Juliette style balcony with French doors and wood flooring. Access to the kitchen area.

## KITCHEN AREA

The wood flooring flows into the kitchen area, which is fitted with a range of wall and base units with complementary work surfaces, splashback tiling, and a 1.5 bowl stainless steel sink with a mixer tap. There is an electric oven with a five-ring gas hob and a chimney-style extractor hood over. Plumbing is available for a washing machine.



Approx Gross Internal Area  
75 sq m / 810 sq ft



Ground Floor  
Approx 51 sq m / 551 sq ft

First Floor  
Approx 24 sq m / 259 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## BEDROOM ONE

13' 4" x 8' 1" (4.06m x 2.64m) Double room.

## SHOWER ROOM

10' 6" x 6' 0" (3.2m x 1.83m) Fitted with a three-piece modern white suite comprising a double walk-in shower enclosure, wash basin and W.C. Complementary tiled walls, laminate flooring and a heated towel radiator complete the room.

## FIRST FLOOR

## BEDROOM TWO

13' 8" x 13' 5" (4.17m x 4.09m) Double room with a velux window. A door leads to the en-suite bathroom.

## EN-SUITE BATHROOM

8' 5" x 3' 9" (2.57m x 1.14m) Fitted with a three-piece white suite comprising a bath, W.C., and wash basin. Complementary tiled walls and flooring, a heated towel radiator, and a Velux window complete the room.

## EXTERIOR

The parking area is accessed via electrically operated gates, where the property benefits from an allocated parking space.

## ADDITIONAL INFORMATION

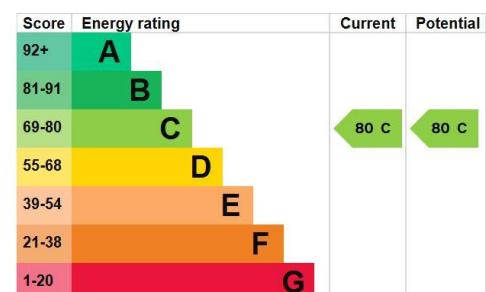
Council tax band - B

Tenure - Leasehold

Ground rent - None payable

Service charge - £125 per month

Lease length -



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