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- FIRST FLOOR FLAT
- SPACIOUS LIVING ROOM
- EPC RATING E

- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING, DOUBLE GLAZING

## SUMMARY

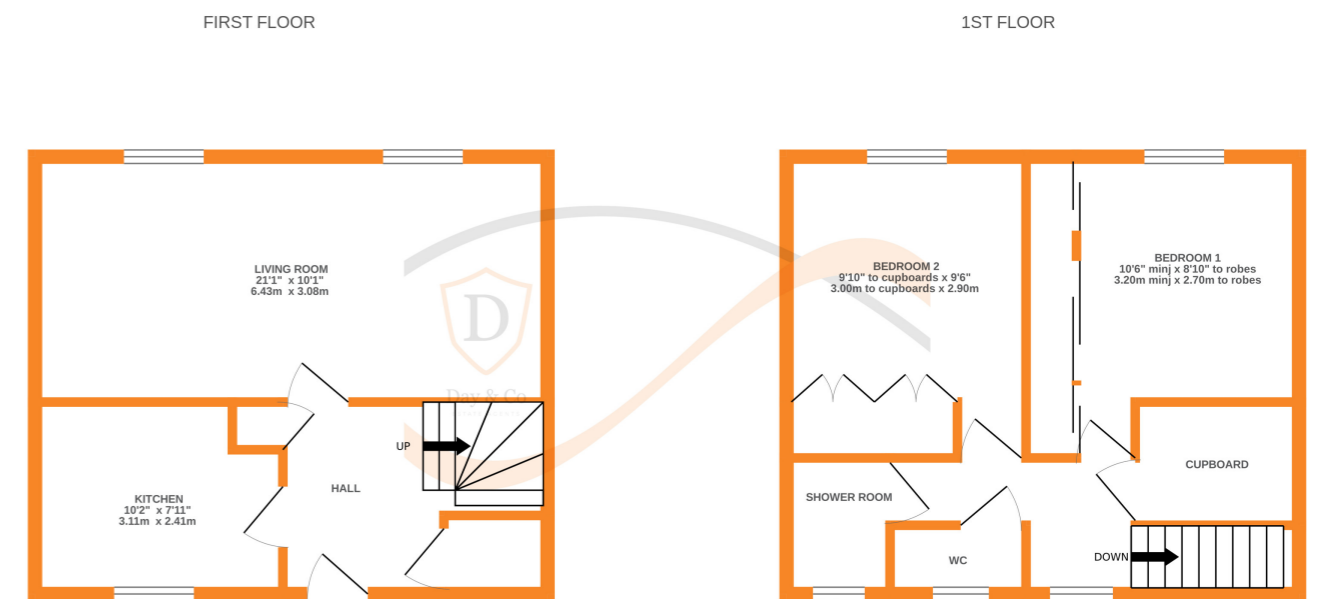
\*\* FIRST FLOOR FLAT (MAISONETTE ACCOMMODATION OVER TWO FLOORS), TWO DOUBLE BEDROOMS, SPACIOUS LIVING ROOM, ELECTRIC HEATING, DOUBLE GLAZING, EPC RATING E \*\*

## FULL DESCRIPTION

Offered for sale is this two double bedroom, first floor Flat (Maisonette Accommodation Over 2 Floors) situated in the popular residential area of Crossflatts. This spacious Flat could appeal to a variety of buyers and an internal viewing is advised to fully appreciate the size of this property. The accommodation briefly comprises private entrance with access by either stairs from the side of the development. Entrance hall with storage cupboard, spacious living room with dining area and two windows to the rear elevation. Kitchen with a range of units, worktops, sink. To the Upper Floor - Landing, Main bedroom with wardrobes, bedroom two, shower room and separate toilet. Outside there are also multiple private outside storage facilities.

The development is situated off Micklethwaite Lane in the Crossflatts conveniently located for the local shops and amenities also being well served by road and rail links to other West Yorkshire business centres which include Bradford and Leeds.

EPC Rating E



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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