

williams estates



**13a High Street, Mold, Flintshire, CH7
1AZ**

£104,750



EPC - null Council Tax Band - B Tenure - Leasehold

High Street, Mold

2 Bedrooms - Flat

A spacious two bedroom maisonette ideal for first time buyers and investors, located on Mold High Street within walking distance of all local amenities. Accommodation comprises private ground floor entrance hall with a kitchen diner, living room and bathroom to the first floor, with further stairs leading to the second floor landing and two large double bedrooms. The property benefits from character features which include timber sash windows throughout, and an original feature fireplace to one bedroom. Currently tenanted if investors interested. EPC Rating E-44.
Tenure - Leasehold Council Tax Band - B

Accommodation

Timber door leading in to the:

Entrance Hall

12'10" x 4'7"

Cupboard housing the electric meter and stairs leading up to the landing.

First Floor Landing

Electric storage heater and staircase continuing to the second floor. Doors off to kitchen and bathroom.

Kitchen Diner

18'9" x 14'10"

A range of base and drawer units with complementary worksurfaces, tiled splashbacks and wall units over. stainless steel drainer sink with mixer tap over, breakfast bar with space below for fridge and freezer, Beko oven with Beko hob and concealed extractor over, space and plumbing for integrated washing machine, extractor fan and power points. Space for table and chairs, timber single glazed sash window to the rear and further timber single glazed window to the rear with tiled sill, electric storage heater, coved ceiling, laminate flooring and cupboard housing the immersion. Door through to the living room.

Living Room

14'11" x 11'7"

Timber single glazed sash window to the front elevation, coved ceiling, outbuilt chimney breast, electric storage heater and power points.

Bathroom

14'11" max x 6'8" max

Timber single glazed sash window to the front elevation, panelled bath with Triton shower over, WC, pedestal wash basin with tiled splashback and a storage cupboard..

Second Floor Landing

Timber single glazed window to the rear elevation, loft access hatch and storage cupboard with slatted shelving. Doors off to two bedrooms.

Bedroom One

14'11" x 11'7"

Timber single glazed sash window to the front elevation, electric storage heater and power points.

Bedroom Two

15'0" x 11'5"

Timber single glazed window to the rear, original feature fireplace, storage cupboard, power points and electric storage heater.

Directions

From the Agents Mold office, cross the road and continue left down the High Street, turning right between Card Factory and Subway. Access to the property can be found on the left, to the rear of Timpsons/Subway.





Ground Floor

Floor area 5.9 sq.m. (63 sq.ft.) approx

First Floor

Floor area 52.3 sq.m. (563 sq.ft.) approx

Second Floor

Floor area 46.4 sq.m. (499 sq.ft.) approx

Total floor area 104.5 sq.m. (1,125 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.