



Simply a fantastic home for the growing or established family and a full internal inspection will fully reveal the quality of accommodation on offer, a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door with frosted panel, LVT herringbone flooring, coving to the ceiling, recess ceiling spotlights, feature solid oak glass balustrade staircase to the first floor landing, contemporary portrait radiator and doors to living room, two bedrooms, shower room, dining room, kitchen/breakfast room, utility room and double garage.



UTILITY ROOM

6'7" x 23'6" [2.02m x 7.18m]

Work surface over base units, plumbing for a washing machine, space for a dryer, sink with mixer tap and space for fridge/freezer. UPVC double glazed window to the side, composite side door and feature arched window to the other side. Radiator and laminate flooring.

INTEGRAL DOUBLE GARAGE

18'9" x 17'9" [5.74m x 5.42m]

Electric door, light and power with storage above, composite door and UPVC double glazed frosted window to the rear.

KITCHEN/BREAKFAST ROOM

10'5" x 22'3" [3.18m x 6.80m]

Bespoke range of contemporary soft close wall and base units with feature quartz work surface over incorporating twin sink with quartz drainer incorporating instant hot

water tap, space for an American style fridge/freezer, five ring gas hob with quartz back and splash back, integrated pull out bin, integrated 'self cleaning' twin oven and grill and integrated dishwasher. Two UPVC double glazed windows to the rear, French doors to the side, contemporary radiator, LVT flooring, coving to the ceiling and recess ceiling spotlights.

BEDROOM FIVE

12'10" x 9'10" [3.93m x 3.0m]

UPVC double glazed window to the front, radiator and coving to the ceiling.

DINING ROOM

11'6" x 10'5" [3.52m x 3.19m]

UPVC double glazed window to the rear, recess ceiling spotlights, coving to the ceiling, radiator and squared archway into the living room.

LIVING ROOM

16'11" x 10'5" [min] x 14'0" [max] [5.17m x 3.18m [min] x 4.29m [max]]

UPVC double glazed French doors to the side with window panels either side, two further UPVC double glazed windows to the rear, radiator and gas fire with full feature limestone fire surround.



SHOWER ROOM/W.C.

8'9" x 6'7" [2.67m x 2.02m]

Walk in shower, low flush w.c., pedestal wash basin, heated chrome towel radiator, fully tiled walls, recess ceiling spotlights and tiled effect floor.



BEDROOM ONE

17'0" x 12'11" [5.2m x 3.95m]

UPVC double glazed window to the front, two radiators, coving to the ceiling, quality fitted bespoke wardrobes, bedside cabinets, corner shelving and dressing table area. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'8" x 5'9" [2.66m x 1.76m]

Low flush w.c., pedestal wash basin, bidet, corner shower cubicle with mixer shower, fully tiled walls, radiator, UPVC double glazed frosted window to the front and recess ceiling spotlights.

FIRST FLOOR LANDING

Bespoke fitted storage cupboards to one side of the wall, storage into the eaves, office area with fitted furniture, recess ceiling spotlights, radiator, UPVC double glazed velux window to the rear and doors to four bedrooms and bathroom.



BEDROOM TWO

20'1" x 15'5" [min] x 16'9" [max] [6.13m x 4.70m [min] x 5.13m [max]]

Loft access, storage into the eaves either side, UPVC double glazed windows to the front and rear and two radiators.



BEDROOM THREE

9'4" x 16'10" [2.85m x 5.15m]

UPVC double glazed window to the front and radiator.

BEDROOM SIX

6'9" x 11'6" [2.06m x 3.52m]

UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

9'3" x 8'9" [2.83m x 2.69m]

Low flush w.c., pedestal wash basin, shower cubicle with electric shower, large panelled bath, part tiled walls, UPVC double glazed frosted window to the front, radiator and tiled effect floor.

BEDROOM FOUR

10'4" [max] x 6'9" [min] x 17'1" [3.15m [max] x 2.08m [min] x 5.21m]

UPVC double glazed window to the rear and radiator.

OUTSIDE

Occupying a sizable plot in a tucked away position from the main roadside and tarmacadam driveway providing ample off street parking leading to double integral garage. To one side is a low maintenance flagged garden area, lawned garden to the front, other side and rear with plants and shrubs bordering.



PLEASE NOTE

The property has a septic tank which holds approximately 5,000 litres of water.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.