







## ACCOMMODATION

### ENTRANCE HALL

UPVC side entrance door, stairs to the first floor landing and doors to the living room and kitchen/diner.

### LIVING ROOM

14'3" x 11'1" [4.36m x 3.40m]

UPVC double glazed box window to the front elevation and central heating radiator.



### KITCHEN/DINER

18'8" x 14'3" [5.70m x 4.36m]

Range of base units, 1 1/2 stainless steel sink and drainer unit, integrated oven with induction hob and cooker hood. Integrated fridge/freezer and space for a washing machine. UPVC double glazed windows to the side and rear elevation with UPVC side door. Central heating radiator and stairs leading down to the storage cellar.



### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

### BEDROOM ONE

14'3" x 11'1" [4.36m x 3.40m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

9'6" x 9'4" [2.92m x 2.87m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BATHROOM/W.C.

15'5" x 4'7" [4.72m x 1.4m]

Four piece suite comprising corner shower cubicle with wall mounted shower, bath with hand held shower attachment, wash hand basin and low flush w.c. Central heating radiator, spotlights, UPVC double glazed frosted windows to the rear and side elevation.



### OUTSIDE

To the front of the property is a pebbled garden with brick wall and gate. There is a low maintenance flagged patio and decked seating area.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.