







## ACCOMMODATION

### ENTRANCE PORCH

3'10" x 5'2" [1.19m x 1.58m]

Black wood effect composite double glazed door to the front and an oak effect UPVC double glazed window to the side, natural marble tiled floor leading through into the breakfast kitchen.

### BREAKFAST KITCHEN

20'5" x 16'2" [6.24m x 4.94m]

Beautiful light and airy breakfast kitchen benefitting from three oak finished UPVC double glazed sliding sash windows. A further oak effect UPVC double glazed door opens out onto the tiered rear garden. The kitchen has a comprehensive range of cream shaker style base and wall units with aluminium handles and granite worktops, display cabinets, integrated four ring ceramic hob with hood above, integrated electric oven below, integrated dishwasher, free standing fridge freezer and plumbing for automatic washing machine. Mosaic tiled splash backs and an inset Franke moulded sink and drainer unit with chrome mixer tap. The focal point of the kitchen is the

central contrasting island unit incorporating two large pull-out pan drawers with cupboards to either side and a granite work surface above extending into a breakfast bar with seating for at least five people with downlighting. There is a feature fireplace housing a cast iron wood burning stove with tiled back and stone hearth. Polished marble tiled floor, central heating radiator, fixed inset spotlights and useful understairs storage cupboard.

### LOUNGE/DINING ROOM

25'5" x 16'2" [7.75m x 4.94m]

The spacious living room has been extended by its current owner and has two oak effect UPVC double glazed sliding sash windows to the front elevation along with French doors. Having period features such as exposed ceiling beams and impressive gas fired cast iron stove with exposed brick surround this is room is perfect for entertaining.

### FIRST FLOOR LANDING

Staircase with part panelled walls leads off the

breakfast kitchen and has a feature arched UPVC double glazed window to the rear in oak effect finish with a further oak effect UPVC double glazed window over. The landing leads off to three double bedrooms, large family bathroom and provides three loft access points, two with fitted ladders to boarded out loft space.

### PRINCIPAL BEDROOM

16'2" x 13'8" [4.94m x 4.19m]

Oak effect UPVC double glazed sliding sash window to the front elevation, carpeted flooring, en-suite shower room and central heating radiator. Benefitting from two large floor to ceiling built in wardrobes plus further storage cupboard.

### EN SUITE/W.C.

7'3" x 6'10" [2.23m x 2.10m]

Corner shower unit with glass screen, low level push flush w/c, chrome radiator and hand wash pedestal sink.

### BEDROOM TWO

11'8" x 9'9" [3.56m x 2.99m]

A double bedroom with an oak effect UPVC double glazed sliding sash window to the front, inset spotlights to the ceiling, carpeted flooring and storage cupboard. Central heating radiator.

### BEDROOM THREE

9'9" x 9'3" [2.99m x 2.82m]

Currently being used as an office; Oak effect UPVC double glazed sliding sash window at the front, loft access with loft ladder, tongue and groove effect laminate flooring. Central heating radiator.

### BATHROOM/W.C.

16'2" x 11'1" [4.94m x 3.39m]

Impressive bathroom, an oak effect UPVC double glazed sliding sash window to the front. Twin vanity wash basins with chrome mixer taps, granite work surfaces and with inset spotlights. Extensive built in storage cupboards and a low-level push flush w.c. with concealed cistern. Separate shower enclosure with T-bar thermostatic shower and extractor fan with inset spotlights above. A large walk-in double ended panelled bath with chrome

swan neck mixer tap with granite surround. There is a low maintenance UPVC panelled ceiling with further inset ceiling spotlights, fully tiled walls and floor. A further wall mounted extractor fan, and two chrome central heating radiators.

### OUTSIDE

To the front of the property, timber double gates welcome you from Daw Lane onto the large block paved courtyard providing ample parking for several vehicles. There are well stocked and planted borders to either side, a garden shed and feature period stone walls. A wrought iron gate leading up some steps through into the side garden, which is a generous size, laid mainly to lawn with mature trees and shrubs with a pergola covered Yorkshire stone seating area perfect for al fresco dining There is a further private garden to the rear of the property which provides secure boundary fencing to all sides, a large Yorkshire stone paved patio seating area, lawned area, mature plants and shrubs, external brick built out building and a large summer house with French doors and windows.

### 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.