



ACCOMMODATION

ENTRANCE HALL

Front entrance door, access to the living room and kitchen. Staircase to the first floor landing.



LIVING ROOM

15'11" x 10'5" [4.87m x 3.18m]

UPVC double glazed bay window to the front elevation, central heating radiator and space for feature fire.

KITCHEN

14'8" x 14'2" [4.49m x 4.32m]

Fitted kitchen with wall and base units with work surface over, sink and drainer unit, space for a Range cooker, space for a fridge/freezer, space for a washing machine or dryer. Central heating radiator, spotlights to the ceiling, UPVC double glazed window and door to the rear garden.



FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

14'3" x 13'9" [4.35m x 4.21m]

Two UPVC double glazed windows to the front elevation, central heating radiator and original open fireplace.



BEDROOM TWO

8'2" x 7'11" [2.50m x 2.43m]

UPVC double glazed window to the rear elevation, central heating radiator and original open fireplace.



BATHROOM/W.C.

11'6" x 5'11" [3.52m x 1.81m]

Modern four piece suite comprising walk in shower cubicle with glass screen, freestanding bath, low flush w.c. and vanity wash hand unit with mixer tap. UPVC double glazed frosted window to the rear elevation and partially tiled.



OUTSIDE

The property is accessed to the front via a hand gate leading to the low maintenance yard with bush and shrubbery border. The property has a low maintenance rear garden with decked seating area with shared access to the side.



COUNCIL TAX BAND

The council tax band for this property is A.

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.