

The floor plan shows a rectangular building layout. At the top left is a 'Rear Porch' with a door leading into the 'Kitchen'. The 'Kitchen' is located at the top right and has a door leading into the 'Lounge'. The 'Lounge' is the largest room, occupying the central and bottom-left portions of the plan. To the right of the 'Lounge' is a 'Hall' which contains a staircase. The 'Hall' has a door leading back into the 'Lounge'. The plan also shows several windows: a large window on the left wall of the 'Lounge', a window on the top wall of the 'Lounge', and a window on the bottom wall of the 'Lounge'.

The floor plan shows a rectangular layout. At the top left is a large room labeled 'Bedroom 2'. To its right is a smaller room labeled 'Bathroom'. Below 'Bedroom 2' is a large room labeled 'Bedroom 1'. To the right of 'Bedroom 1' and 'Bedroom 2' is a central area labeled 'Landing'. To the right of the 'Landing' is a room labeled 'Bedroom 3'. A staircase is located in 'Bedroom 3', with an arrow pointing downwards. The plan includes thick black lines for walls, thinner lines for doors and windows, and a double-headed arrow in the 'Landing' area.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

A photograph of a two-story red brick house. The ground floor has a section painted in a light cream color, featuring a dark red front door with a semi-circular window. To the left of the door is a large bay window with white frames. The upper floor is made of red brick and has a large rectangular window. A dark blue tiled roof extension is visible on the left side of the house. A paved driveway leads to a green garage, and a gravel path runs alongside the house. A brick wall is visible on the right side of the image.



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ACCOMMODATION

ENTRANCE HALL

Entered through a wood framed front door into the hallway with a central heating radiator and door leading through to the lounge.

LOUNGE

13'1" x 12'4" [4.00m x 3.77m]

UPVC double glazed window to the front elevation, central heating radiator, picture rail, electric fireplace with surround and door leading into the kitchen.



KITCHEN

15'6" x 8'6" [4.74m x 2.60m]

UPVC double glazed windows to the rear elevation and

central heating radiator. Fitted with a range of base units for storage, stainless steel sink and drainer, space for freezer, space for cooker and space for washing machine. Rear door leads into the rear conservatory porch.

REAR PORCH

6'1" x 3'10" [1.86m x 1.18m]

UPVC double glazed windows to the side and rear elevation with a side door giving access to the garden.

FIRST FLOOR LANDING

Access to three bedrooms and the family bathroom.

BEDROOM ONE

13'4" x 9'7" [4.07m x 2.94m]

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



BEDROOM TWO

10'8" x 9'2" [3.26m x 2.80m]

UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard with sliding doors.



BEDROOM THREE

8'3" x 5'8" [2.52m x 1.73m]

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



BATHROOM/W.C.

5'11" x 5'8" [1.82m x 1.73m]

UPVC double glazed window to the rear elevation. Three piece suite comprising bath with wall mounted shower over, wash hand basin and w.c. Fully tiled walls and a white towel radiator.



OUTSIDE

To the front is a lawned garden and driveway providing off road parking for two/three vehicles. To the rear is a patio seating area leading to a lawn with a further corner patio, it includes a brick outhouse used for storage with side entrance door and front window.



COUNCIL TAX BAND

The council tax band for this property is C.

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.