

**Kitchen/Diner**

**WC**

**CBD**

**Living Room**

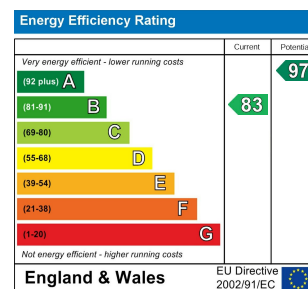
**Entrance Hall**

The floor plan shows a rectangular layout. At the top is a large rectangular area labeled "Bedroom 2". To the left of the center is a rectangular area labeled "Bathroom". To the right of the Bathroom is a small square area labeled "Landing". Below the Bathroom and Landing is a large rectangular area labeled "Bedroom 1". To the right of the Landing is a rectangular area labeled "CBD". A staircase is located in the Landing area, with an arrow pointing downwards. The plan is enclosed by a thick black border, and there are small rectangular protrusions at the top and bottom center.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Freehold £219,995**

The property briefly comprises of the entrance hall, living room and kitchen/diner with understairs storage and access to the downstairs w.c. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front there is block paved parking for two vehicles and a tarmacadam pathway to the front door. To the rear is a lawned garden incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Simply a fantastic home, ideal for the working couple or family looking to gain access to the property market and a viewing comes highly recommended.



## ACCOMMODATION

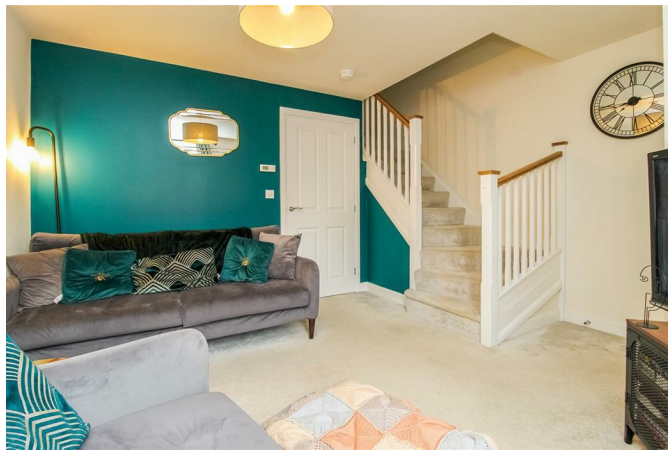
### ENTRANCE HALL

Central heating radiator and door to the living room.

### LIVING ROOM

12'11" x 11'8" [max] x 8'7" [min] [3.96m x 3.56m [max] x 2.64m [min]]

Stairs to the first floor landing, UPVC double glazed window to the front and door to the kitchen/diner.



### KITCHEN/DINER

12'9" x 11'7" [max] x 7'4" [min] [3.91m x 3.55m [max] x 2.26m [min]]

Range of modern wall and base units with wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and slimline dishwasher. Integrated four ring gas hob with partial stainless steel splash back and extractor hood above. Space for a fridge/freezer. Access to the understairs storage cupboard, door to the downsize w.c., set of UPVC double glazed French doors to the rear garden with windows either side. The Ideal boiler is housed in here.

### W.C.

6'3" x 3'5" [1.92m x 1.06m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

9'4" x 12'11" [max] x 9'3" [min] [2.86m x 3.96m [max] x 2.84m [min]]

Overstairs storage cupboard, UPVC double glazed window to the front, central heating radiator and decorative panelling to one wall.



### BEDROOM TWO

12'11" x 7'6" [3.96m x 2.31m]

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



### BATHROOM/W.C.

6'4" x 6'0" [1.95m x 1.84m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back, panelled bath with mixer tap and shower head attachment. Partially tiled.



### OUTSIDE

To the front of the property there is block paved parking spaces for two vehicles and a tarmacadam pathway to the front door. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for dining and entertaining, fully enclosed by timber fencing.



### 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 Wakefield 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.