





ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, ceiling rose, picture rail, central heating radiator and doors to a further hallway and living room.

LIVING ROOM

14'3" x 9'9" [max] x 8'6" [min] [4.35m x 2.99m [max] x 2.6m [min]]
Decorative fireplace with tiled hearth, surround and wooden mantle. UPVC double glazed window to the front, coving to the ceiling, ceiling rose and picture rail.



HALLWAY

Stairs to the first floor landing and door through to the dining room.

DINING ROOM

14'2" x 14'0" [max] x 12'4" [min] [4.34m x 4.28m [max] x 3.77m [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and access to an understairs storage cupboard. Decorative fireplace with tiled hearth, surround and wooden mantle. Door through to the kitchen.

KITCHEN

11'10" x 6'0" [3.63m x 1.85m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, washing machine and fridge/freezer. Spotlights to the ceiling, velux skylight, UPVC double glazed window to the rear, timber framed door to the rear garden and boiler housed in here.

FIRST FLOOR LANDING

Coving to the ceiling, ceiling rose and doors to three bedrooms and the house shower room.

BEDROOM ONE

14'2" x 13'11" [max] x 11'3" [min] [4.33m x 4.26m [max] x 3.43m [min]]
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

6'8" x 11'3" [max] x 8'2" [min] [2.05m x 3.44m [max] x 2.49m [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and fitted wardrobe with mirrored doors.



BEDROOM THREE

6'11" x 11'4" [max] x 6'7" [min] [2.12m x 3.46m [max] x 2.02m [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and fitted wardrobes with mirrored doors.



SHOWER ROOM/W.C.

4'1" x 7'0" [1.27m x 2.14m]
UPVC double glazed frosted window to the side, loft access,

coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Fully tiled walls and floor.



OUTSIDE

To the front is an iron gate providing access to a small paved buffer garden. To the rear is a lawned garden with planted border, mature trees and paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing. There is a right of access for the bins along the neighbouring terrace houses and potential off road parking with access gained through the side driveway at the side of end Terrace number 5.



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.