







ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed entrance door. Central heating radiator, loft access, doors to two bedrooms, living room, kitchen and shower room.

BEDROOM TWO

8'6" x 8'1" [2.6m x 2.48m]

UPVC double glazed window to the front, storage cupboard, fitted wardrobes and vanity unit, central heating radiator, coving to the ceiling.

LIVING ROOM

16'7" x 10'10" [max] x 4'11" [min] [5.06m x 3.32m [max] x 1.52m [min]]

UPVC double glazed bay window to the front, coving to the ceiling, dado rail, central heating radiator, gas fireplace with marble halve surround and ornate mantle.



SHOWER ROOM

6'2" x 5'6" [1.88m x 1.68m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains fed shower head attachment and glass shower screen. Fully tiled.



BEDROOM ONE

10'3" x 12'0" [3.14m x 3.66m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes.



KITCHEN

8'3" x 8'8" [2.54m x 2.65m]

Opening to the dining area. UPVC double glazed window to the side. Range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, integrated double oven, space and plumbing for a washing machine, space for a fridge freezer, four ring induction hob.

DINING AREA

9'10" x 9'11" [3.02m x 3.03m]

Two UPVC double glazed windows, one to the side and one to the rear, frosted UPVC double glazed door to the rear garden, central heating radiator, coving to the ceiling.



LOFT ROOM

15'9" x 12'3" [max] x 5'5" [min] [4.81m x 3.74m [max] x 1.66m [min]]

UPVC double glazed window to the side, power and light, access to storage eaves. Perfect for bedroom conversion, subject to necessary consents, working from home and home gym.

OUTSIDE

To the front of the property there is a tiered garden which is mainly laid to lawn and incorporates some mature shrubs and flowerbeds throughout, timber fencing to the side and to the front and a wall to the other. There is a set of iron double gates providing access to a resin driveway, at the side of the property, providing off road parking for several vehicles leading to a single

detached garage with up and over door, towards the rear of the garage there is a built in greenhouse. To the rear garden it is mainly laid to lawn with a planted bed border incorporating some mature shrubs and conifer trees providing privacy, resin patio area perfect for outdoor dining and entertaining. The garden itself is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.