

Floor plan

Kitchen/Diner

Store

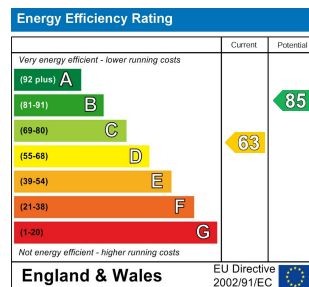
Living Room

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: 'Bedroom 2' at the top and 'Bedroom 1' at the bottom. To the right of these bedrooms is a 'Bathroom' at the top and a 'Landing' area below it. The landing features a staircase with an arrow pointing downwards, indicating the direction of travel. Arched doorways connect the bedrooms to the landing and the landing to the bathroom. Thick black lines represent the exterior walls, and thinner lines represent interior walls and doors.

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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For Sale Freehold £200,000

The property briefly comprises of the spacious living room with door into the modern fitted kitchen with understairs storage. The first floor landing leads to two bedrooms and the house bathroom. Outside to the front is a gravelled paved buffer garden and driveway for two vehicles. To the rear is a large enclosed lawned garden incorporating a paved patio area, free from large trees, providing unhampered usage. Additional features include a newly redone roof, cavity wall insulation enhancing the EPC rating, and a fully boarded out loft with enhanced insulation, offering further storage potential.

Offered to the market with no chain and vacant possession, this home is perfect for first time buyers or small families looking to step onto the property ladder.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

11'6" x 12'1" [3.53m x 3.70m]

Central heating radiator and UPVC double glazed window to the front elevation. Door to the kitchen/diner.



KITCHEN/DINER

14'8" x 7'11" [4.48m x 2.42m]

Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, space and plumbing for a washing machine, integrated fridge/freezer, integrated cooker with four ring electric hob and extractor hood.

UPVC double glazed window to the rear elevation, french doors to the rear garden, central heating radiator and understairs storage with side window and Baxi boiler.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, doors to two bedrooms and bathroom.

BEDROOM ONE

10'1" x 11'8" [3.09m x 3.57m]

Central heating radiator, UPVC double glazed window to the front elevation and overstairs storage space.



BEDROOM TWO

10'0" x 7'10" [3.05m x 2.39m]

Central heating radiator and UPVC double glazed window to the rear elevation.



BATHROOM/W.C.

5'3" x 5'11" [1.62m x 1.81m]

Three piece suite comprising panelled bath with shower head attachment and vanity unit with hand wash basin and low flush w.c. Chrome ladder style radiator, recess spotlights, extractor fan and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front is a gravelled buffer garden and paved driveway providing off street parking. To the rear is a large enclosed lawned garden incorporating paved patio area.



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 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.