

The floor plan shows a rectangular layout. The top half is labeled 'Kitchen' and the bottom half is labeled 'Living Room'. A thick black line runs horizontally across the middle, separating the two rooms. On the right side, there is a staircase with steps leading up and down. The walls are represented by thick black lines, and the floor is white. There are several doorways and windows indicated by thin lines and arcs.

The floor plan shows a rectangular layout. At the top is a long horizontal window. Below it, a thick black line divides the space into two main sections. The upper section contains 'Bedroom 2' on the left and a 'Bathroom' on the right. The lower section is a large area labeled 'Bedroom 1'. A central hallway provides access to all rooms, featuring two semi-circular door swings. To the right of the hallway, a staircase is shown with an arrow pointing upwards. At the bottom of the plan is another long horizontal window.





ACCOMMODATION

LIVING ROOM

15'1" x 13'9" [4.6m x 4.2m]

Double glazed window to the front, composite front entrance door, double central heating radiator and fireplace with fitted gas fire.



DINING KITCHEN

13'9" x 12'1" [4.2m x 3.7m]

Fitted with a range of wall and base units with laminate work surface incorporating stainless steel sink unit. Slot in point for a gas cooker, wall

mounted gas fire, space for a tall fridge/freezer and wall mounted central heating boiler. Window to the rear, double central heating radiator and door to the cellar head.

BASEMENT

Useful storage cellar.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

15'1" x 13'9" [4.6m x 4.2m]

Window to the front and double central heating radiator.



BEDROOM TWO

14'1" x 8'10" [4.3m x 2.7m]

Window overlooking the back garden, central heating radiator, fitted wardrobes and cupboards.



BATHROOM/W.C.

6'2" x 4'11" [1.9m x 1.5m]

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. Frosted window to the rear, part tiled walls, central heating radiator and overstairs cupboard.



OUTSIDE

To the front the property has a small buffer style garden. Whilst to the rear there is a much larger garden with a paved sitting area leading up to a lawn with established beds and borders, beyond which is a wooden shed and greenhouse.



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.