





ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted front entrance door, central heating radiator, coving to the ceiling, spotlights, storage cupboard and stairs to the first floor landing with an understairs storage snug. Doors to the living room, kitchen/dining/breakfast room, downstairs w.c. and the garage.

LIVING ROOM

15'1" x 10'8" [4.6m x 3.27m]

UPVC double glazed window to the front, coving to the ceiling, a set of double doors through to the kitchen/dining/breakfast room and central heating radiator.



KITCHEN/DINING/BREAKFAST ROOM

27'4" [max] x 11'2" [min] x 7'6" [8.35m [max] x 3.41m [min] x 2.3m]

Range of modern wall and base units with wooden oak work surface over, 1.5 stainless steel sink and drainer with mixer tap, integrated double oven, four ring induction hob, with stainless steel extractor hood above. Space for a fridge/freezer, integrated dishwasher and integrated washing machine. UPVC double glazed window to the rear, a set of UPVC double glazed doors to the rear garden, coving to the ceiling, spotlights, central heating radiator and door back through to the entrance hall.



W.C.

2'5" x 5'5" [0.75m x 1.67m]

Extractor fan, coving to the ceiling, low flush w.c. and a wall mounted wash basin with mixer tap and tiled splashback.

GARAGE

9'2" x 18'2" [2.8m x 5.55m]

Manual up and over door, space for a tumble dryer and the Weisman combi boiler is housed in here.

FIRST FLOOR LANDING

Loft access, spotlights, coving to the ceiling and doors leading to four double bedrooms, study and the house bathroom.

BEDROOM ONE

11'5" by 10'10" [3.5m by 3.31m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Low flush w.c., chrome wash basin with mixer tap and a shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted to the side, extractor fan, spotlights and chrome ladder style central heating radiator.



BEDROOM TWO

14'9" x 9'6" [max] x 6'2" [min] [4.5m x 2.92m [max] x 1.9m [min]]

UPVC double glazed window to the rear, central heating radiator , coving to the ceiling and a door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Low flush w.c., wash hand basin with mixer tap and shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to the side, spotlights, extractor fan and chrome ladder style central heating radiator.

BEDROOM THREE

10'11" x 11'5" [max] x 3'8" [min] [3.35m x 3.5m [max] x 1.12m [min]]

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

BEDROOM FOUR

9'6" x 11'6" [max] x 7'2" [2.9m x 3.52 [max] x 2.2m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

STUDY

6'2" x 8'0" [max] x 4'3" [min] [1.9m x 2.45 [max] x 1.3m [min]]

Coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

Pedestal wash basin with mixer tap, low flush w.c., bath with mixer tap, separate shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to the rear, chrome ladder style central heating radiator, spotlights, coving to the ceiling and shaver socket point.



OUTSIDE

To the front the garden is mainly laid to lawn and a driveway providing off road parking for two vehicles leading to the single integral garage with a manual open over door, power and light. The rear garden is lawned with a paved patio area, perfect for outdoor dining entertaining purposes. The rear garden is easy to maintain with a lawn and paved patio area, perfect for outdoor dining and entertaining purposes.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"I have lived very happily in this house for almost 12 years since I had it built by an excellent local builder. It was designed for modern day family living with all rooms being a good size. Situated on a quiet road with Wakefield centre being under a 10 minute drive and around a 30 minute walk. It is also close to Horbury and Ossett and very convenient for the M1 and M62. The house is always bright with the sun rising at the front and setting at the back. In the summer the sun is in the rear garden from late morning into the evening. "

COUNCIL TAX BAND

The council tax band for this property is D.

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.