





ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the front, laminate flooring, dado rail, detailed coving to the ceiling and radiator. Doors to kitchen, dining room/bedroom three, lounge, cloaks cupboard and shower room/w.c.

SHOWER ROOM/W.C.

72" x 3'3" [2.20m x 1.00m]
Concealed low flush w.c., vanity wash basin, heated chrome towel radiator, walk in shower with electric shower and fully tiled walls and floor. UPVC double glazed frosted window to the side and recess LED spotlights.



KITCHEN

9'10" x 8'3" [3.0m x 2.53m]
Range of modern fitted wall and base units with laminate work surface over incorporating 1.5 sink and drainer with mixer taps,

drawers down the base units, plumbing for washing machine, space for a dishwasher and space for fridge. Integrated oven and grill with five ring stainless steel gas hob and stainless steel filter hood above. Splash back tiles on the wall, coving to the ceiling, radiator and UPVC double glazed window to the front. Boiler is housed within the kitchen.

DINING ROOM/BEDROOM THREE

14'5" max x 10'9" min x 9'2" [4.40m max x 3.29m min x 2.81m]
UPVC double glazed bay window to the front, radiator and coving to the ceiling.



LOUNGE

12'5" x 19'11" [3.80m x 6.08m]
Radiator, gas fire with surround, UPVC double glazed window to the rear and double glazed sliding patio doors to the rear. Detailed coving to the ceiling and door into inner hallway.



INNER HALLWAY

Loft access, spotlights to the ceiling and doors to airing cupboard, two bedrooms and bathroom/w.c.

BEDROOM ONE

11'5" x 9'4" plus walk in area [3.50m x 2.87m plus walk in area]
UPVC double glazed window to the front, radiator and fitted wardrobes to one side of the wall.



BEDROOM TWO

9'5" x 9'4" plus walk in area [2.87m x 2.84m plus walk in area]
UPVC double glazed window to the rear, radiator and fitted wardrobes to one side of the wall.



BATHROOM/W.C.

6'2" x 7'4" [1.89m x 2.25m]
Concealed low flush w.c., vanity wash basin unit with drawers, ceramic tiled bath, heated chrome towel radiator, fully tiled walls and

floor. UPVC double glazed frosted window to the rear and recess LED ceiling spotlights.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking leading to a brick built detached garage with up and over door. Lawned garden with plants, trees and shrubs bordering. To the rear there's an attractive lawned garden enjoying a good degree of privacy incorporating stone flagged patio and block paved patio. Greenhouse and plants, trees and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is D.

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.

VIEWINGS

To view please contact our Ossett 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.