







#### ACCOMMODATION

##### ENTRANCE HALL

Oak front door and door to the dining room.

##### DINING ROOM

17'5" x 20'5" [max] x 13'4" [min] [5.31m x 6.24m [max] x 4.08m [min]]

Bi-folding doors leading to the rear with fantastic rural far reaching views, amtico flooring, column central heating radiator, spotlights and doors to two bedrooms, living room, kitchen and bathroom.



##### LIVING ROOM

14'11" x 14'0" [max] x 13'0" [min] [4.56m x 4.28m [max] x 3.97m [min]]

Anthracite double glazed circular frosted windows to the side, set of bi-folding doors to the rear, column central heating radiator, spotlights and Contura log burner with stone hearth, tiled surround and wooden mantle.



##### BEDROOM TWO

11'1" x 14'0" [3.39m x 4.28m]

UPVC double glazed windows to the front and side, Blossom Avenue fitted wardrobes, spotlights, coving to the ceiling and column central heating radiator.

##### BEDROOM THREE

13'5" x 10'6" [4.09m x 3.21m]

Bi-folding doors to the rear, spotlights, coving to the ceiling, column central heating radiator, Blossom Avenue fitted wardrobes and extended 'hidden' wardrobe [1.1m x 1.54m] with radiator.

##### KITCHEN

16'5" x 9'4" [max] x 9'0" [min] [5.02m x 2.86m [max] x 2.75m [min]]

Kitchen supplied by Howdens with a range of shaker style modern wall and base units with white quartz work surface over incorporating ceramic belfast sink and drainer with mixer tap, space for a Range style cooker with extractor hood, integrated Bosch appliances such as fridge/freezer, dishwasher and washing machine. Spotlights, UPVC double glazed window to the front, oak rear door and door to the cloakroom.

##### CLOAKROOM

7'9" x 12'11" [max] x 10'5" [min] [2.37m x 3.95m [max] x 3.18m [min]]

Linked Mains wired smoke alarms to cloaks top of stairs and kitchen, UPVC double glazed window to the front, column central heating radiator, spotlights, stairs to the first floor lounge area and door to the utility.

##### UTILITY

7'9" x 7'7" [max] x 5'1" [min] [2.38m x 2.32m [max] x 1.56m [min]]

Black galaxy granite work surface over with space and plumbing for a washing machine and tumble dryer. UPVC double glazed window to the side, column central heating radiator, spotlights, understairs storage snug and storage cupboard.

##### BATHROOM/W.C.

7'11" x 9'4" [2.43m x 2.85m]

Four piece suite comprising low flush w.c., old London midnight blue vanity with ceramic basin and mixer tap, storage and LED mirror above, stand alone roll top bath with mixer tap and shower head attachment and separate shower cubicle with mains overhead rainfall shower. UPVC double glazed frosted window to the front, spotlights and chrome ladder style radiator,



#### FIRST FLOOR

##### LOUNGE

16'6" x 16'2" [max] x 4'7" [min] [5.05m x 4.95m [max] x 1.4m [min]]

Spotlights, two column central heating radiators, an opening to a further hallway, two storage cupboards and two Velux cabrio balconies with far reaching views towards Emley Moor.



##### HALLWAY

4'7" x 5'8" [1.4m x 1.73m]

Spotlights and door to the principal bedroom and shower room.

##### PRINCIPAL BEDROOM

11'7" x 12'7" [3.55m x 3.84m]

Column central heating radiator, velux skylight and spotlights.



##### SHOWER ROOM/W.C.

6'6" x 8'0" [2.0m x 2.46m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. Skylight window, column central heating radiator, spotlights and extractor fan.

#### OUTSIDE

To the front of the property is a tiered landscaped garden incorporating pebbled areas with mature plants and flowers, a set of paved steps leading to the front door and resin driveway providing off road parking for several vehicles accessed via a set of double gates. To the rear is a tiered garden, perfect for outdoor dining and entertaining with raised decked and paved patio area with far reaching rural views overlooking the lawned garden incorporating pebbled area, fully enclosed by timber fencing and hedging.



#### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We've loved every moment living here — from morning coffees on the terraces watching the mist roll over the fields, to family BBQs in the garden at sunset. The loft room has been one of our favourite spaces, offering a peaceful retreat with incredible views. One of the biggest transformations was the loft conversion, which has added a fantastic, versatile room. It's been everything from a guest suite, to a quiet office with a view — and we'll definitely miss waking up to those beautiful countryside scenes. This home has been a real sanctuary for us and we hope the next owners enjoy it as much as we have."

#### COUNCIL TAX BAND

The council tax band for this property is E.

#### 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 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.