



ACCOMMODATION

ENTRANCE HALL

Front entrance door, doors to the downstairs w.c. and lounge.

W.C.

6'9" x 3'1" [2.06m x 0.94m]

Two piece suite comprising w.c. and vanity wash hand basin with mixer tap. UVPC double glazed window to the front elevation and spotlights.

LOUNGE

21'4" x 13'3" [6.52m x 4.06m]

UPVC double glazed bay window to the front elevation, spotlights, stairs to the first floor landing, door to the kitchen/dining room and door to an inner storage unit providing access to the utility/garage.



UTILITY/GARAGE

9'10" x 20'0" [3.0m x 6.1m]

Electric up and over door, base units with plumbing for a washing machine and dryer, space for a fridge/freezer, stainless steel sink and drainer unit with mixer tap.

KITCHEN/DINING ROOM

22'4" x 12'11" [6.82m x 3.94m]

Range of modern wall and base units with quartz work surface over incorporating inset 1 1/2 sink and drainer, integrated oven and microwave, five ring gas hob with cooker hood. Integrated washing machine, space for a fridge/freezer, spotlights, UPVC double glazed window and French doors to the rear elevation and UPVC side door.



FIRST FLOOR LANDING

Central heating radiator, doors to four bedrooms and bathroom.

BEDROOM ONE

13'0" x 12'2" [3.97m x 3.73m]

UPVC double glazed window to the front elevation, central heating radiator, loft hatch providing loft access and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

10'0" x 4'9" [3.05m x 1.45m]

Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. Fully tiled walls, spotlights and chrome style ladder radiator.



BEDROOM TWO

15'1" x 10'0" [4.6m x 3.05m]

UPVC double glazed window to the front elevation, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 5'8" [2.04m x 1.75m]

Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation, chrome style ladder radiator, fully tiled walls and spotlights.

BEDROOM THREE

12'9" x 9'8" [3.9m x 2.96m]

UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR

10'9" x 9'8" [3.29m x 2.96m]

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

BATHROOM/W.C.

9'8" x 9'1" [2.96m x 2.79m]

Four piece suite comprising corner shower cubicle with wall mounted shower, bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator, spotlights, fully tiled walls and floor.



OUTSIDE

To the front of the property is a spacious driveway providing ample off road parking for five vehicles with an electric car charging point leading to the integral garage. To the rear is a flagged patio seating area, perfect for outdoor dining and entertaining overlooking an attractive lawned garden, surrounded by timber fencing.



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.