



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door through to the lounge.

LOUNGE

14'11" x 13'4" [4.56m x 4.07m]

UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace with brick surround, access down to the cellar and door through to the kitchen.



KITCHEN

14'1" x 7'0" [4.30m x 2.15m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer unit, space for a gas cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window and door to the side elevation.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'11" x 9'1" [4.56m x 2.78m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes.



BEDROOM TWO

14'0" x 7'0" [4.27m x 2.14m]

UPVC double glazed window to the side and central heating radiator.



BATHROOM/W.C.

6'3" x 5'2" [1.91m x 1.6m]

Three piece suite comprising bath with shower attachment, low flush w.c. and wash hand basin. UPVC double glazed frosted window to the side elevation, central heating radiator, built in storage cupboard and fully tiled.



OUTSIDE

To the front property has a pebbled garden and driveway parking leading to the detached garage with lawned garden to the side.



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 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.