



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with UPVC double glazed pane, coving to the ceiling, loft access, central heating radiator. Doors to bedroom one, bedroom two, bedroom three, bathroom, living room and dining room.

BEDROOM ONE

11'3" x 12'8" [3.45m x 3.87m]

UPVC double glazed window to the front with built-in shutters, central heating radiator, curving to the ceiling, a set of fitted wardrobes and vanity unit with partially mirrored doors.



BEDROOM TWO

10'4" x 11'1" [3.17m x 3.4m]

UPVC double glazed window with built-in shutters looking to the rear, coving to the ceiling, central heating radiator.



BEDROOM THREE

10'4" x 12'10" [3.16m x 3.93m]

UPVC double glazed window to the side with built-in shutters, central heating radiator, coving to the ceiling and fitted wardrobes with partially mirrored doors.

BATHROOM

8'6" x 8'3" [max] x 7'0" [min] [2.61m x 2.53m [max] x 2.15m [min]]

Frosted UPVC double glazed window to the rear, extractor fan to ceiling, chrome column style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap, and a separate shower cubicle with overhead shower and shower head attachment with glass screen. Full tiling throughout.



DINING ROOM

11'10" x 11'6" [3.61m x 3.52m]

Opening to the living room, opening to the kitchen, UPVC double glazed French doors to the sunroom, coving to the ceiling and central heating radiator.



SUNROOM

17'5" x 8'7" [5.33m x 2.63m]

Two UPVC double glazed windows to either side, set of UPVC double glazed sliding doors to the rear garden, spotlights to the ceiling and a lantern skylight.



KITCHEN

11'5" x 11'10" [3.5m x 3.61m]

UPVC double glazed window to the rear with built-in shutters, frosted UPVC double glazed door to the side of the property, spotlights to the ceiling, coving to the ceiling, downlighting. A range of modern wall and base shaker-style units with work surface over, ceramic Belfast sink with drainer and mixer tap, partial tiled splashback, space and plumbing for a range-style cooker with extractor hood above, integrated wine cooler, integrated under-counter fridge and freezer, integrated dishwasher.

LIVING ROOM

25'11" x 15'3" [max] x 13'9" [min] [7.92m x 4.66m [max] x 4.2m [min]]

UPVC double glazed window to the side with built-in shutters and two UPVC double

glazed bow windows to the front with built-in shutters, coving to the ceiling, two central heating radiators, opening to the dining room and a multi-fuel burning stove with stone hearth and wooden mantle.



GARAGE

22'5" x 15'10" [6.84m x 4.83m]

Frosted UPVC double glazed window to the rear and UPVC door to the garden, electric roll-up door, power and light, plumbing for a washing machine. Further loft access for storage.

OUTSIDE

To the front, the garden is mainly laid to lawn with a planted border incorporating mature shrubs and flowers, a stone pathway to the front door and a tarmac driveway providing off-road parking for several vehicles, leading up to the larger-than-average single detached garage as well as a side door for the property. To the rear, the garden is laid to lawn with mature trees, shrubs and flowers throughout, with patio areas and a stone-paved seating area, perfect for outdoor dining. The garden is fully enclosed by shrubbery and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.