







ACCOMMODATION

ENTRANCE PORCH

UPVC front door with further door leading into the living room.

LIVING ROOM

14'2" x 11'10" [4.34m x 3.63m]

UPVC double glazed bay window to the front elevation, central heating radiator, wood flooring and open fireplace with feature log burner. Door leading through to the kitchen.



KITCHEN

15'3" x 14'2" [4.65m x 4.34m]

Modern fitted kitchen with a range of wall and base units with laminate work tops, integrated oven with induction hob and splash back. 1 1/2 sink and drainer unit, integrated fridge/freezer, space for a washing machine and dryer. Central island with breakfast bar, UVPC double glazed window and door to the conservatory and UPVC side door. Central heating radiator, feature electric fireplace, access down to the cellar and staircase to the first floor landing.

CONSERVATORY

7'7" x 11'9" [2.32m x 3.60m]

Wood effect vinyl flooring, UPVC double glazed frosted window to either side and window to the rear.



FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM ONE

9'9" x 11'11" [2.99m x 3.64m]

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



BEDROOM TWO

9'6" [max] x 9'3" [2.91m [max] x 2.83m]

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



BEDROOM THREE

9'2" x 7'8" [2.81m x 2.35m]

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

BATHROOM/W.C.

6'0" x 5'5" [1.84m x 1.66m]

Three piece suite comprising wall mounted electric shower over the bath, 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 to the ceiling and fully tiled walls and floor.



OUTSIDE

To the front of the property is permit parking and low maintenance flagged yard with gated entry. To the rear is a split garden with a small lawn surrounded by wood fencing with rear shared access leading to a brick outhouse and detached garage with up and over door. There is potential to create further off street parking by the garage. Gated entry leads down a further garden with bush and shrubbery border.



COUNCIL TAX BAND

The council tax band for this property is C.

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.