







#### ENTRANCE HALL

9'10" max x 13'3" [3.01m max x 4.04m]

Yorkshire stone tiled floor, gas central heating radiator, internal French doors leading into the living room and staircase providing access to the first floor. Door to w.c. and separate study.

#### LIVING ROOM

11'3" x 17'2" [3.44m x 5.25m]

UPVC double glazed sliding doors to the rear, timber framed double glazed windows to the front, traditional ceiling coving and two gas central heating radiators. Feature fireplace sat on a marble hearth with a wooden surround and mantelpiece.

#### DOWNSTAIRS W.C.

4'5" x 2'11" [1.35m x 0.9m]

Two piece suite in white comprising low flush w.c. and space saver sink with mixer tap. Yorkshire stone tiled floor and chrome ladder heated towel rail.

#### KITCHEN/DINER

22'1" max x 10'0" [6.75m max x 3.05m ]

Gas central heating radiator, breakfast bar, UPVC double glazed sliding glass doors to the rear and timber framed double glazed window to the rear. 1.5 bowl composite sink and a beautiful modern fitted kitchen with white high gloss handle-less soft close doors. Integrated double Smeg oven, integrated wine fridge, integrated dishwasher and space and plumbing for a large American style fridge/freezer. LED ceiling spotlights and tiled splash back. Smeg extractor fan and four ring gas burning Smeg hob. Door leading into utility room.

#### UTILITY ROOM

4'7" x 6'7" [1.41m x 2.01m]

Gas central heating radiator, space and plumbing for a washing machine and dryer. Timber framed window to the front and UPVC double glazed window to the side. Modern spec Worster combi boiler.

#### STUDY

6'7" x 6'2" [2.02m x 1.89m]

Laminate flooring, timber framed window to to the front and gas central heating radiator.

#### FIRST FLOOR LANDING

Access to bedrooms, bathroom/w.c. and window to the front.

#### BEDROOM TWO

10'4" x 9'0" [3.16m x 2.75m]

Traditional timber framed window to the rear, gas central heating radiator and ample space for wardrobes.

#### BATHROOM/W.C.

7'1" x 5'7" [2.17m x 1.71m]

Three piece suite in white comprising full sized bath with shower facilities, ceramic sink with separate taps, low flush w.c., timber framed double glazed window to the rear with frosted glass window panes, chrome ladder heated towel rail and fully tiled walls.

#### BEDROOM FOUR

7'1" x 7'4" [2.18m x 2.24m]

Gas central heating radiator and timber framed double glazed window to the rear.

#### BEDROOM THREE

6'5" x 11'5" [1.97m x 3.5m]

Timber double glazed window to the front and gas central heating radiator.

#### BEDROOM ONE

15'0" x 10'2" [4.59m x 3.11m]

Double glazed timber framed windows to the front, gas central heating radiator, fitted storage cupboard and fitted wardrobes.

#### EN SUITE/W.C.

6'8" x 10'11" [2.04m x 3.35m]

Timber framed double glazed frosted window to the rear, LED ceiling spotlights and fully tiled walls, A modern three piece suite in white comprising composite sink with tap, vanity unit with storage underneath, low flush w.c. and a full sized shower. Chrome ladder heated towel rail.

#### OUTSIDE

To the front, there is a driveway which provides off street parking and a beautifully manicured lawned garden. Double garage which has partially been

converted into an office which has power, light and Wi-Fi connection. To the rear, there is a generously sized family friendly garden which is laid predominantly to lawn with a beautiful pond. Raised planted borders and an outdoor bar.

#### 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 Pontefract 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 six local offices.