



ACCOMMODATION

ENTRANCE HALL

6'9" x 13'0" max x 5'1" min [2.06m x 3.98m max x 1.55m min]

UPVC frosted and stained glass double glazed front door leading into the entrance hall. Ceiling rose, central heating radiator, storage cupboard housing the Ideal combi boiler, loft access with pull down ladder. The loft is boarded. Opening to the kitchen breakfast room, doors to the living room, bedrooms and shower room/w.c.

LIVING ROOM

14'10" x 13'10" max x 7'10" min [4.54m x 4.23m max x 2.4m min]

UPVC double glazed window to the side, UPVC double glazed bow window to the front, coving to the ceiling, ceiling rose, central heating radiator, gas fireplace with marble hearth, surround and wooden mantle.

KITCHEN BREAKFAST ROOM

9'11" x 10'0" [3.04m x 3.05m]

UPVC double glazed frosted door to the side,

UPVC double glazed windows to the side and rear, central heating radiator, coving to the ceiling, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor hood over, integrated oven, space and plumbing for a washing machine, space for fridge freezer, tiled splashback.

SHOWER ROOM/W.C.

5'11" x 6'2" [1.81m x 1.9m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin, shower cubicle with mains fed overhead shower and shower screen. Fully tiled.

BEDROOM ONE

9'10" x 14'0" [3.01m x 4.27m]

Dual aspect UPVC double glazed windows to the front and rear. Coving to the ceiling, ceiling rose, central heating radiator.

BEDROOM TWO

9'5" x 9'11" [2.88m x 3.04m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

OUTSIDE

Low maintenance landscaped garden, which is mainly block paved and provides off road parking for several vehicles, which is also separate to the other driveway leading to the single detached garage. The front garden is pebbled with planted features throughout, mature shrubs, enclosed by hedging and walls with a set of iron double gates and an iron single gate providing access to the garden. Beyond the garage there is a further garden area, which is mainly laid to lawn with a planted border incorporating mature shrubs and plants throughout. There is a paved pathway leading down the side of the garage and the side garden is fully enclosed by walls. The rear garden, which is mainly paved patio area and block paved patio area both perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing.

GARAGE

15'7" x 10'7" [4.76m x 3.24m]

Single detached garage with manual up and over door, power and light. Frosted UPVC double glazed window to the side. Further composite door to the store room [measuring 3.33m x 1.93m] behind the garage. with power and light also.

COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

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

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.