





## ACCOMMODATION

### ENTRANCE PORCH

Frosted UPVC double glazed door leads into the porch, with a further frosted UPVC double glazed door giving access to the living room.

### LIVING ROOM

13'0" [max] x 13'5" [max] / 11'11" [min] [3.97m [max] x 4.10m [max] / 3.65m [min]]

UPVC double glazed window to the front elevation, central heating radiator and gas fireplace with marble hearth, surround, and wooden mantle. Doors lead through to the kitchen diner.



### KITCHEN/DINER

12'11" x 9'10" [3.95m x 3.01m]

A range of wall and base units with laminate work surfaces over,

stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the rear, central heating radiator, door to the understairs pantry [0.92m x 1.80m] and staircase leading to the first floor.

### REAR PORCH

Spotlighting to the ceiling, access to the bathroom and frosted UPVC double glazed door leading to the rear.

### BATHROOM/W.C.

7'4" x 7'7" [2.26m x 2.33m]

Fitted with a low flush w.c., pedestal wash basin, panelled bath, and a separate shower cubicle with electric shower head attachment and glass shower screen. Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan and fully tiled walls.



### FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms.

### BEDROOM ONE

12'11" x 13'5" [max] x 11'6" [min] [3.95m x 4.10m [max] x 3.52m [min]]

Range of fitted wardrobes and storage units, central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM TWO

12'11" x 10'0" [max] x 8'1" [min] [3.95m x 3.07m [max] x 2.47m [min]]

UPVC double glazed window to the rear elevation, central heating radiator and range of fitted storage cupboards.



### OUTSIDE

The front garden is mainly laid to lawn with planted features and timber fencing with brick walling around. A timber gate provides access to a concrete pathway leading to the front door. The rear garden is divided into two sections.

The first is a concrete patio area, perfect for outdoor dining and entertaining, which leads to an outbuilding ideal for storage. Beyond this, a paved and slate area features planted borders and a second outbuilding. The garden is fully enclosed, making it ideal for pets and children, with a right of access for neighbouring terrace residents for bins and foot passage.



### 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 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 local offices.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.