



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Frosted panelled window to the front, coving to the ceiling, stairs to the first floor landing, door into the living room.

LIVING ROOM

15'0" x 12'2" (max) x 9'10" (min) [4.59m x 3.71m (max) x 3.02m (min)]
UPVC double glazed bay window to the front, central heating radiator, built in TV wall with electric fire below, opening to the dining room.



DINING ROOM

11'2" x 7'2" [3.42m x 2.20m]
French doors to the rear garden, central heating radiator. Door to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

10'3" x 18'11" (max) x 10'11" (min) [3.14m x 5.79m (max) x 3.33m (min)]
UPVC double glazed window to the rear, central heating radiator, spotlights, downlights. Doors to the rear garden, the dining room, an understairs storage cupboard and the porch. A range of wall and base units with work surfaces, tiled splashbacks, breakfast bar with seating for three, plumbing for washing machine, space for under counter appliances and a 1½ stainless steel sink with swan neck mixer tap. Integrated twin oven and grill, separate four ring gas hob with curved cooker hood, space for a large fridge/freezer and a freestanding display cabinets with glass shelving.

PORCH

Composite front entrance door and a door leading to the downstairs W.C..

DOWNSTAIRS W.C.

4'8" x 2'8" [1.44m x 0.82m]
Frosted UPVC double glazed window to the front. Low flush WC, wall mounted wash basin with twin taps.

FIRST FLOOR LANDING

Glass balustrade with solid oak handrail, loft access, coving to ceiling. Doors leading to four bedrooms, the bathroom, and the boiler cupboard over the bulk of the stairs.

BEDROOM ONE

8'9" x 12'8" [2.67m x 3.87m]
UPVC double glazed window to the front, central heating radiator, built in dressing table, fitted double wardrobes either side of the bed space with storage cupboards above, timber clad feature wall, and timber door into the en suite.



EN SUITE SHOWER ROOM

8'9" x 3'2" (max) x 2'4" (min) [2.69m x 0.99m (max) x 0.72m (min)]
Frosted UPVC window to the side, chrome radiator, fully tiled walls and floor and extractor fan to ceiling. Three piece suite including low flush W.C., wash basin with mixer tap set into a high gloss vanity unit, and shower cubicle with glass door and mixer shower, jacuzzi style jets, and rain shower head.

BEDROOM TWO

9'11" x 13'3" [3.03m x 4.04m]
UPVC double glazed dual aspect windows to front and rear, central heating radiator and coving to ceiling.



BEDROOM THREE

9'11" x 8'10" [3.04m x 2.71m]
UPVC double glazed window to the rear elevation, central heating radiator and coving to ceiling.



BEDROOM FOUR

8'1" x 6'5" [2.48m x 1.97m]
UPVC double glazed window to the front elevation, central heating radiator and coving to ceiling.

HOUSE BATHROOM

6'8" x 6'4" [2.05m x 1.95m]
A three piece suite including a double ended panel bath with full tile surround and chrome mixer tap with shower attachment, low flush W.C., wash basin with chrome mixer tap set into vanity unit. Frosted UPVC double glazed window to the side, chrome heated towel radiator, fully tiled walls and floor, inset spotlights to ceiling and an extractor fan.



OUTSIDE

To the front of the property there is a single tandem tarmac driveway and attractive lawned front garden with paved pathway to the front door and a covered porch. Planted border to the right, cast iron gate with electric car charging point, and side access to the garden. Attractive lawned side garden with timber shed in the corner and timber panel fencing to three sides. To the rear of the property there is a paved patio area, ideal for al fresco dining, overlooking a lawned garden with planted borders and a circular paved seating area in the corner. Enclosed by timber fencing to three sides with water point connection and outside lighting.



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.

EPC RATING

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

VIEWINGS

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