

A detailed floor plan of a house. The layout includes a large Living Room on the left, a Kitchen at the top right, a Utility Room below the Kitchen, a WC below the Utility Room, a Dining Room at the bottom right, an Entrance Hall in the center, a Play Room on the bottom left, and a Store Room at the very bottom left. A staircase is located in the Entrance Hall, leading up to the Living Room and down to the Play Room and Store Room. The plan shows various doorways, windows, and built-in features like a fireplace in the Living Room and a bay window in the Dining Room.

The floor plan for the second floor is as follows:

- Bedroom 4**: Located at the top left, with a door leading to the landing.
- Bedroom 2**: Located at the top right, with a door leading to the landing.
- Bathroom**: Located on the left side, accessible from the landing.
- Landing**: A central area containing a staircase with four steps leading down.
- En-suite Shower Room**: Located on the right side, accessible from the landing.
- Bedroom 3**: Located at the bottom left, with a door leading to the landing.
- Bedroom 1**: Located at the bottom right, with a door leading to the landing.
- CBD**: Two Closets are located in the central hallway area, one accessible from the landing and another from the en-suite shower room.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 92 plus A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	93
England & Wales		EU Directive 2002/91/EC	

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

A modern two-story brick house with a red tiled roof. The front facade features a dark grey front door with a small window and the number '28'. To the left of the door is a large black garage door with two small windows. To the right of the door is a large white-framed window. The house is surrounded by a paved driveway and a green lawn. The sky is blue with some clouds.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Central heating radiator with radiator cover, staircase with handrail leading to the first floor landing and five doors providing access to the dining room, downstairs W.C., living room, modern fitted kitchen and playroom. There is also a programmable thermostat providing zoned heating control.

PLAY ROOM

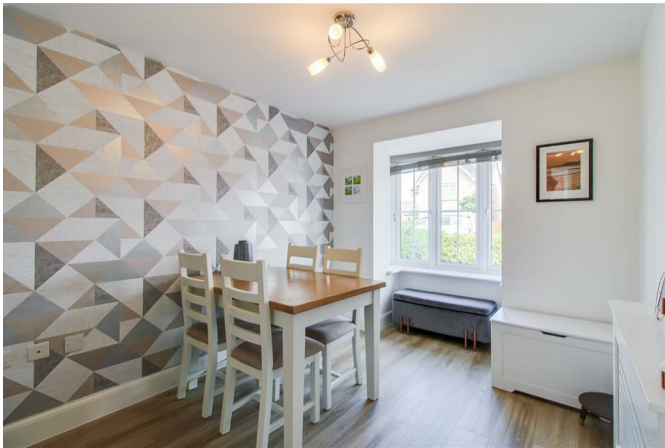
71'1" x 102'2" [2.42m x 3.11m]

Converted from the original garage, with central heating radiator, power and lighting. The combination boiler is housed within a cupboard.

DINING ROOM

87' x 136' [2.63m x 4.14m]

Laminate flooring, central heating radiator with radiator cover and rectangular bay window with UPVC double glazing overlooking the front aspect.



W.C.

48' x 33' [1.44m x 1.01m]

Low flush W.C., wash basin with chrome mixer tap set within a high gloss vanity unit with storage below and tiled splashback. Central heating radiator, inset spotlights to the ceiling and frosted UPVC double glazed window to the side elevation.

LIVING ROOM

115' x 154' [3.48m x 4.68m]

UPVC double glazed French doors leading out to the rear garden and central heating radiator.



KITCHEN

103'3" x 90' [3.13m x 2.75m]

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. 1.5 sink and drainer with swan neck mixer tap, integrated twin oven and grill, separate five ring gas hob with glass splashback and extractor hood above, integrated fridge and freezer, integrated full size dishwasher, laminate flooring and inset spotlights to the ceiling. UPVC double glazed window overlooking the rear aspect, central heating radiator and door leading through to the separate utility room.

UTILITY ROOM

54' x 54' [1.65m x 1.65m]

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Stainless steel sink with mixer tap, space and plumbing for a washing machine beneath the worktop, laminate flooring, composite side entrance door, extractor fan and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and seven doors providing access to four bedrooms, the modern house bathroom and two useful storage cupboards.

BEDROOM ONE

135'5" x 89' [4.10m x 2.68m]

UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with mirrored sliding doors and door providing access to the en suite shower room. There is also a programmable thermostat providing zoned heating control to the first floor.



EN SUITE SHOWER ROOM/W.C.

65' x 83' [1.98m x 2.52m]

Fitted with a three piece suite comprising enclosed shower cubicle with bi-fold glass doors, mixer shower with chrome shower head and attachment, wall mounted wash basin with chrome mixer tap and low flush W.C. Fully tiled walls and flooring, chrome ladder style radiator, wall mounted extractor fan, shaver socket, inset spotlights to the ceiling and frosted UPVC double glazed window to the side elevation.



BEDROOM TWO

111' x 91' [3.39m x 2.79m]

Fitted double wardrobe with mirrored sliding doors, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

611' x 96' [2.12m x 2.92m]

UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored doors.

BEDROOM FOUR

59' x 96' [1.77m x 2.92m]

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

BATHROOM/W.C.

60' x 61' [1.85m x 1.87m]

Fitted with a three piece suite comprising panelled bath with wall mounted mixer tap, glazed shower screen and separate mixer shower over, wall mounted wash basin with chrome mixer tap and low flush W.C. Fully tiled walls and flooring, large chrome ladder style radiator, frosted UPVC double glazed window overlooking the side elevation, extractor fan and inset spotlights to the ceiling.



STORE ROOM

68' x 89' [2.04m x 2.67m]

Located behind the original garage door and providing useful storage for bikes and household items.

OUTSIDE

To the front of the property is a double tarmac driveway providing ample off road parking and leading to the original garage door, which now provides access to the store room. There is also a covered entrance porch with external lighting. Paved pathways run down both sides of the property, with a timber gate providing access to the rear. The rear garden features an L-shaped Indian stone paved patio area, ideal for outdoor dining and entertaining, together with low maintenance pebbled borders and an attractive lawn. There is timber panel fencing to three sides and a paved pathway leading to a useful timber lean-to storage shed.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Wakefield 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.