

The floor plan shows a rectangular layout. At the top is a **Bathroom** with a toilet and a sink. Below it is a large **Kitchen** area with a sink and a stove. To the right of the kitchen is a staircase. Below the kitchen is a large **Living Room** area with a fireplace on the left wall and a large window on the right wall. The entrance is at the bottom center, leading into the living room.

The floor plan shows a rectangular layout. At the top is a small rectangular area labeled 'Kitchen'. To its right is a 'Bathroom'. Below the kitchen is a large 'Living Room'. To the right of the living room is a 'Landing' area with a staircase. At the bottom are two bedrooms: 'Bedroom 1' on the left and 'Bedroom 2' on the right. A 'Hallway' connects the bedrooms and the living area to the landing. A 'Closet' is located between the living room and the bedrooms. A 'Front Porch' is at the very bottom.

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

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An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



ACCOMMODATION

LIVING ROOM

13'1" x 11'5" [4.00m x 3.50m]

UPVC front entrance door leading into the living room, UPVC double glazed window to the front, coving to the ceiling, central heating radiator and door providing access to the kitchen diner. Feature glass fronted electric fireplace with living flame effect, laminate hearth, surround and mantle.



KITCHEN/DINER

10'2" x 11'5" [3.12m x 3.50m]

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel 1.5 sink and

drainer with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, space for an under counter fridge and freezer and space for an electric cooker with stainless steel extractor hood above. UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and door providing access to the rear hallway.



REAR HALLWAY

Frosted UPVC double glazed door providing access to the rear, staircase leading to the first floor landing and door providing access to the bathroom.

BATHROOM/W.C.

6'4" x 5'6" [1.95m x 1.68m]

Frosted UPVC double glazed window to the side, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with mains fed shower attachment and glass shower screen. Fully tiled walls.



FIRST FLOOR LANDING

Doors providing access to two bedrooms.

BEDROOM ONE

13'1" x 11'5" [4.00m x 3.50m]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

8'4" x 10'4" [2.56m x 3.15m]

UPVC double glazed window to the rear, central heating radiator, loft access and useful overstairs storage cupboard.



OUTSIDE

To the front of the property is a low maintenance buffer garden with a paved pathway leading to the front entrance, together with an artificial lawn. The garden is enclosed by walling and timber fencing with a timber gate providing access. To the rear is a low maintenance garden incorporating a concrete courtyard style area and paved patio, ideal for outdoor dining and entertaining. The rear also provides off road parking and is partially enclosed by timber fencing.



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.