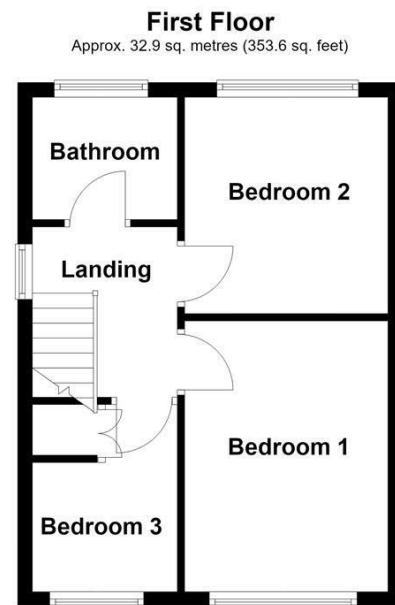




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		63	76
England & Wales		EU Directive 2002/91/EC	

A two-story brick house with a brown tiled roof and a blue chimney. The front facade features a white-framed front door with a diamond-patterned glass insert. There are several white-framed windows, including a large bay window on the right side. A small blue conservatory is attached to the right side of the house. The front garden is filled with green shrubs and a large round bush. A red car is parked in the driveway to the left. The house is set against a clear blue sky.

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, fixed wall mounted coat rack and staircase with handrail providing access to the first floor landing. Door leading through to the sitting/dining room.

SITTING/DINING ROOM

16'9" x 12'11" [5.1m x 3.94m]
UPVC double glazed window overlooking the front elevation, laminate flooring, coving to the ceiling and two central heating radiators. Wall light and door providing access through to the kitchen.



KITCHEN

6'6" x 10'10" [1.99m x 3.32m]
Fitted with a range of wall and base units with laminate work surfaces over and fully tiled walls. One and a half bowl stainless steel sink and drainer with swan neck mixer tap, integrated full size dishwasher, integrated washing machine, integrated oven and grill and four ring induction hob with curved glass extractor hood above. Space for a large freestanding fridge freezer, under-unit lighting, UPVC double glazed window overlooking the side elevation, UPVC clad ceiling with inset spotlights, laminate flooring and central heating radiator. Two doors provide access to the understairs storage cupboard and rear porch.



REAR PORCH

UPVC double glazed side entrance door, UPVC cladding to the walls and ceiling and laminate flooring. Doors provide access to the kitchen, wet room and living room.

WET ROOM/W.C.

7'3" x 4'8" [2.22m x 1.44m]
Fitted with a three piece suite comprising wash basin with mixer tap set within a vanity unit with tiled work surface, low flush W.C. and mixer shower. Fully tiled walls and flooring, wall mounted extractor fan, UPVC clad ceiling with inset spotlights, chrome ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.



LIVING ROOM

18'0" x 9'9" [5.50m x 2.98m]
Laminate flooring, coving to the ceiling, two wall lights and three central heating radiators. UPVC double glazed sliding patio doors open directly onto the decking of the landscaped rear garden.



FIRST FLOOR LANDING

Frosted UPVC double glazed window overlooking the side elevation and four doors providing access to three bedrooms and the house bathroom.

BATHROOM/W.C.

5'5" x 6'7" [1.67m x 2.02m]
Fitted with a three piece suite comprising panelled bath with mixer tap and separate electric shower over with hinged glazed shower screen, circular ceramic wash basin with mixer tap set within a vanity unit and low flush W.C. Fully tiled walls, laminate flooring, chrome ladder style radiator, inset spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation. The condensing combination boiler is also housed within the bathroom.



BEDROOM ONE

9'2" x 12'4" [2.80m x 3.77m]
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

9'1" x 9'8" [2.79m x 2.96m]
UPVC double glazed window overlooking the rear elevation, laminate flooring, coving to the ceiling and central heating radiator.



BEDROOM THREE

8'7" x 6'7" [2.63m x 2.02m]
Laminate flooring, central heating radiator, loft access and UPVC double glazed window overlooking the front elevation. Useful built-in storage cupboard positioned over the bulkhead.



OUTSIDE

To the front is an attractive lawned garden bordered by established conifer hedging. A resin driveway provides off road parking for several vehicles and extends along the side of the property to the detached garage. To the rear is an attractive enclosed garden incorporating a timber decked patio area, ideal for outdoor dining and entertaining. Beyond is a pleasant lawned garden with central paved pathway, planted borders to three sides and a timber garden shed positioned behind the garage providing useful additional storage, fully enclosed by timber panel fencing.

GARAGE

17'8" x 8'11" [5.41m x 2.72m]
Detached single garage with manual up and over door, power and lighting. Timber framed single glazed window and timber side entrance door both overlooking the rear garden.

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.

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.