





ACCOMMODATION

RECEPTION HALL

25'11" x 8'6" [7.9m x 2.6m]

Front entrance door with full height glazed side screens and guest toilet off to the side.

LIVING ROOM

21'7" x 15'1" [6.6m x 4.6m]

Windows to both the front and rear, feature fireplace.

STUDY

Window to the front.

DINING KITCHEN

20'4" x 17'8" [6.2m x 5.4m]

Two sets of bi-folding doors straight out onto the patio sitting area.

UTILITY ROOM

9'6" x 6'10" [2.9m x 2.1m]

An external door and window to the side.

FIRST FLOOR LANDING

Central landing with linen cupboard.

PRINCIPAL BEDROOM

20'4" x 13'1" [min] [6.2m x 4.0m [min]]

Window overlooking the back garden and four velux style roof lights set into the characterful vaulted ceiling.

EN SUITE SHOWER ROOM/W.C.

9'10" x 4'3" [3.0m x 1.3m]

Window to the side.

BEDROOM TWO

11'9" x 10'2" [3.6m x 3.1m ]

Window to the front.

EN SUITE SHOWER ROOM/W.C.

Window to the side.

BEDROOM THREE

11'9" x 13'9" [max] [3.6m x 4.2m [max]]

Window to the front and fitted wardrobes.

BEDROOM FOUR

15'5" x 10'5" [4.7m x 3.2m]

Window to the front.

BEDROOM FIVE

12'1" x 10'9" [3.7m x 3.3m]

Window to the rear.

BATHROOM/W.C.

11'5" x 6'10" [3.5m x 2.1m]

Window to the side and fitted with a four piece suite.

OUTSIDE

The property will be approached via a surfaced driveway providing ample off street parking and turning space leading up to the garaging. To the rear of the house there is a larger garden laid to lawn with a paved patio sitting area.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.