



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has a frosted UPVC double glazed window overlooking the front aspect and a central heating radiator. Doors provide access to the kitchen diner, downstairs WC and living room, while a staircase with handrail leads to the first floor landing.

LIVING ROOM

11'10" x 16'6" (3.61m x 5.04m)

A UPVC double glazed window overlooking the front aspect and a central heating radiator.



W.C.

5'8" x 4'0" (1.74m x 1.24m)

Fitted with a low flush WC and wall mounted wash basin with mixer tap and tiled splashback. The room also benefits from fully tiled flooring, a central heating radiator and a frosted UPVC double glazed window overlooking the front aspect.

OPEN PLAN LIVING KITCHEN DINER

15'10" x 25'1" (4.84m x 7.66m)

A spacious open plan kitchen, dining and living area fitted with a range of shaker style wall and base units with quartz work surfaces and matching upstands. There is a stainless steel sink and drainer with a swan neck mixer tap. Integrated appliances include a full size Bosch dishwasher, AEG twin oven and grill, separate AEG four ring gas hob with quartz splashback and curved glass extractor hood above, together with a fridge freezer. Further features include pull out pantry cupboards and drawers, a fully tiled floor, two central heating radiators and downlights

fitted beneath the wall cupboards. Two doors provide access to the under stairs storage cupboard, which also has fully tiled flooring. UPVC double glazed French doors open onto the landscaped rear garden, with a UPVC double glazed side panel and a further UPVC double glazed window overlooking the same aspect. A door provides access into the separate utility room.



UTILITY ROOM

6'7" x 5'8" (2.01m x 1.74m)

Fitted with a range of wall and base units with quartz work surfaces and matching upstands, incorporating a stainless steel sink with swan neck mixer tap. There is plumbing and drainage for a washing machine and space for a tumble dryer beneath the work surface. The room also benefits from fully tiled flooring, a central heating radiator and a composite door leading to the side aspect. The regular boiler is housed within one of the cupboards.

FIRST FLOOR LANDING

A central heating radiator and loft access. Doors provide access to four bedrooms and the modern house bathroom.

BEDROOM ONE

15'5" x 11'10" (4.72m x 3.62m)

A UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored high gloss sliding doors. A further door provides access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'0" x 8'3" (1.24m x 2.53m)

Fitted with a modern three piece suite comprising a large enclosed shower cubicle with sliding glass doors, mixer shower and fully tiled walls, wall mounted wash basin with mixer tap and vanity mirror above, and low flush WC. The room also benefits from fully tiled flooring, a wall mounted chrome heated towel rail, shaver socket, extractor fan and a frosted UPVC double glazed window overlooking the side elevation.

BEDROOM TWO

13'2" x 9'2" (4.02m x 2.80m)

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



BEDROOM THREE

9'7" x 10'11" (2.94m x 3.34m)

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

BEDROOM FOUR

7'6" x 9'1" (2.29m x 2.79m)

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

BATHROOM/W.C.

5'9" x 10'9" (1.76m x 3.30m)

Fitted with a modern three piece suite comprising a panelled bath with chrome mixer tap, separate mixer shower and folding glass shower screen, wall mounted wash basin with mixer tap and vanity mirror above, and low flush WC. The bathroom benefits from fully tiled walls around the bath, fully tiled flooring, chrome heated towel rail, wall mounted shaver socket, extractor fan and a frosted UPVC double glazed window overlooking the side elevation. A door provides access into the airing cupboard.



OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and a paved pathway leading to a covered entrance porch. To the side is a double width tarmac driveway providing ample off road parking and leading to the detached double garage. A timber gate from the driveway provides access into the landscaped rear garden. A paved patio area sits directly outside the French doors from the kitchen and overlooks a generous lawned garden with planted borders to two sides. Behind the detached garage are allotment style planting beds and a further paved patio area beneath a timber pergola. The garden is fully enclosed by timber panel fencing.



DETACHED DOUBLE GARAGE

18'6" x 18'5" (5.64m x 5.63m)

A manual up-and-over door, power and lighting. The battery serving the solar panel system is also housed within the garage.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We have thoroughly enjoyed living in this wonderful family home. The spacious layout, open-plan kitchen and generous garden have been perfect for family life, entertaining and making lasting memories. Our children have loved having so much outdoor space to play football, explore and even camp in the garden during the summer. Some of our favourite moments have been enjoying family meals under the pergola lights on warm evenings with family and friends.

The neighbourhood is peaceful and friendly, with excellent schools, local amenities and transport links close by. It has been a fantastic place to call home, and we hope the next owners will enjoy it as much as we have."

COUNCIL TAX BAND

The council tax band for this property is E.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.