





ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and door leading into the living room.

LIVING ROOM

9'6" x 15'5" [max] x 11'5" [min] [2.90m x 4.72m [max] x 3.48m [min]] UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Feature gas fire with marble hearth and surround and wooden mantle. Access is provided to the kitchen, downstairs W.C. and a useful understairs storage cupboard.



DOWNSTAIRS W.C.

5'2" x 2'11" [1.60m x 0.90m] Central heating radiator, low flush W.C., pedestal wash basin with tiled splashback and extractor fan.

KITCHEN

12'3" x 9'10" [max] x 7'10" [min] [3.75m x 3.0m [max] x 2.40m [min]] UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door leading into the conservatory. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with partial glazed splashback and stainless steel extractor hood above, integrated double oven and integrated slimline dishwasher. Space and plumbing for a washing machine and space for a fridge freezer.

CONSERVATORY

9'4" x 5'8" [2.86m x 1.75m] Surrounded by UPVC double glazed windows, some of which are frosted, together with a UPVC double glazed door providing access to the rear garden.



FIRST FLOOR LANDING

Loft access and doors providing access to bedrooms one and two and the house bathroom.

BEDROOM ONE

8'3" x 12'6" [2.53m x 3.82m] UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO

12'6" x 9'3" [max] x 3'3" [min] [3.82m x 2.84m [max] x 1.0m [min]] UPVC double glazed window overlooking the front elevation, central heating radiator and useful over stairs storage cupboard with wardrobe rail.



BATHROOM

6'3" x 6'3" [1.92m x 1.93m] Frosted UPVC double glazed window overlooking the side elevation and central heating radiator. Fitted with a low flush W.C., pedestal wash basin with tiled splashback and panelled bath with mixer tap and shower attachment. Part tiled walls around the bath.



OUTSIDE

To the front of the property is a lawned garden with a paved pathway leading to the front entrance. A paved driveway runs down the side of the property, providing off road parking and leading to the detached garage. The rear garden is predominantly pebbled and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also a garden shed, while the garden is fully enclosed by timber fencing, making it ideal for both children and pets.



DETACHED GARAGE

Single detached garage with up and over door, power and lighting.

COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.