





ACCOMMODATION

SIDE PORCH

18'11" x 3'9" [5.78m x 1.16m]

Timber framed frosted single pane entrance door. Quarry tile floor with doors to the kitchen, utility and garage, entrance door to the main garden area.

UTILITY

9'1" x 4'4" [2.77m x 1.34m]

UPVC double glazed window looking out onto the main garden area, central heating radiator, tiled splash back, newly installed Worcester Bosch central heating boiler [with approximately an 11 year old guarantee].

GARAGE ONE

9'0" x 18'8" [2.76m x 5.7m]

Opening to the second garage. Manual up and over door, power and light.

GARAGE TWO

18'5" x 9'1" [5.63m x 2.77m]

Two single pane windows to the side, access to the loft, manual up and over door. Power and light. Workbench and shelving.

KITCHEN

8'7" x 13'3" max x 9'9" min [2.63m x 4.04m max x 2.98m min]

UPVC double glazed window to the main garden/patio area, opening into the further hallway, central heating radiator, a range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap, tiled splashback, four ring ceramic hob with extractor hood over, integrated double oven, integrated fridge freezer.



FURTHER HALLWAY

Coving to the ceiling, doors leading to the study, dining room, lounge, bedroom three, bathroom, separate w.c. and understairs storage cupboard. Stairs providing access to the first floor landing. Entrance door, frosted UPVC double glazed window, central heating radiator.

STUDY

6'5" x 9'6" [1.97m x 2.92m]

Coving to the ceiling, central heating radiator, UPVC double glazed window.

DINING ROOM

9'8" x 12'1" [2.97m x 3.7m]

UPVC double glazed sliding doors leading to the main garden and patio area, coving to the ceiling, central heating radiator, ceiling rose.

LIVING ROOM

21'7" x 12'10" max x 11'5" min [6.58m x 3.92m max x 3.49m min]

Two central heating radiators, four UPVC double glazed windows [one being a bow window] looking out onto the gardens, coving to the ceiling, open fireplace with tiled hearth, exposed stone surround and wooden mantle.



BEDROOM THREE

9'10" x 9'11" [3.02m x 3.04m]

Coving to the ceiling, UPVC double glazed window, central heating radiator.



BATHROOM

5'10" x 8'3" [1.79m x 2.52m]

Frosted UPVC double glazed window, central heating radiator, pedestal wash basin and enamel bath painted Italian tile.

SEPARATE W.C.

5'9" x 2'11" [1.76m x 0.89m]

Frosted UPVC double glazed window, low flush w.c., part tiled.

FIRST FLOOR GALLERIED LANDING

Spacious landing with central heating radiator, UPVC double glazed window, loft access, doors leading to bedrooms and storage cupboard.

MAIN BEDROOM

13'10" x 16'1" [4.24m x 4.91m]

UPVC double glazed window overlooking south facing garden, central heating radiator, access to the storage eaves, door to the dressing room, door to the en-suite shower room/w.c.



DRESSING ROOM

15'2" x 7'9" average [4.63m x 2.38m average]

Two Velux skylights, central heating radiator.

EN SUITE SHOWER ROOM/W.C.

5'6" x 9'8" [1.68m x 2.95m]

Frosted UPVC double glazed window, chrome ladder central heating radiator, low flush w.c. with concealed cistern, ceramic wash basin built into the worktop with storage below and mixer tap. Shower cubicle with overhead shower and shower attachment with shower screen. Fully tiled.



BEDROOM TWO

9'10" x 13'2" [3m x 4.03m]

Central heating radiator, UPVC double glazed window to the side, access into the storage eaves, fitted storage.

OUTSIDE

Access to the property is via a private road with tarmac driveway providing off road parking for two vehicles and leading to the two garages with manual up and over doors. Stone paved pathway to the side porch with a further pathway, via a timber gate, to the entrance door. Here the garden is mainly laid to lawn with planted borders, dry stone wall and hedging. Access to the garden room and stone paved patio area. Wrapping around the side of the property is a further lawned area with planted borders. Stone paved pathway leads to the main south-facing garden which is laid to lawn with planted beds, enclosed by hedging. There is also a stone paved patio area, with access to the dining room, feature stone walling and archway to storage shed area.



GARDEN ROOM

8'5" x 10'4" [2.59m x 3.15m]

Single pane windows and is stone built with tiled floor.



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.