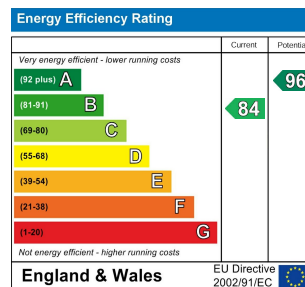


The floor plan shows a rectangular house. The top half is a large open space labeled 'Kitchen/Diner'. The bottom left is a large open space labeled 'Living Room'. To the right of the Living Room is a small room labeled 'WC'. Below the WC is a staircase with an arrow pointing upwards. At the bottom right is an 'Entrance Hall' with a door leading into the Living Room and another door leading into the Kitchen/Diner. There is a front door at the bottom center leading into the Entrance Hall. The plan also shows a back door at the top center leading outside.

The floor plan shows a rectangular layout. At the top left is **Bedroom 1**. To its right is the **Bathroom**. Below **Bedroom 1** is the **En-suite Shower Room**. Below the **En-suite Shower Room** is **Bedroom 2**. To the right of **Bedroom 2** is a central **Landing** area. To the right of the **Landing** is **Bedroom 3**. A staircase is located on the right side of the **Landing**, with an arrow indicating it leads up. The plan includes several door swings and window symbols along the top and bottom edges.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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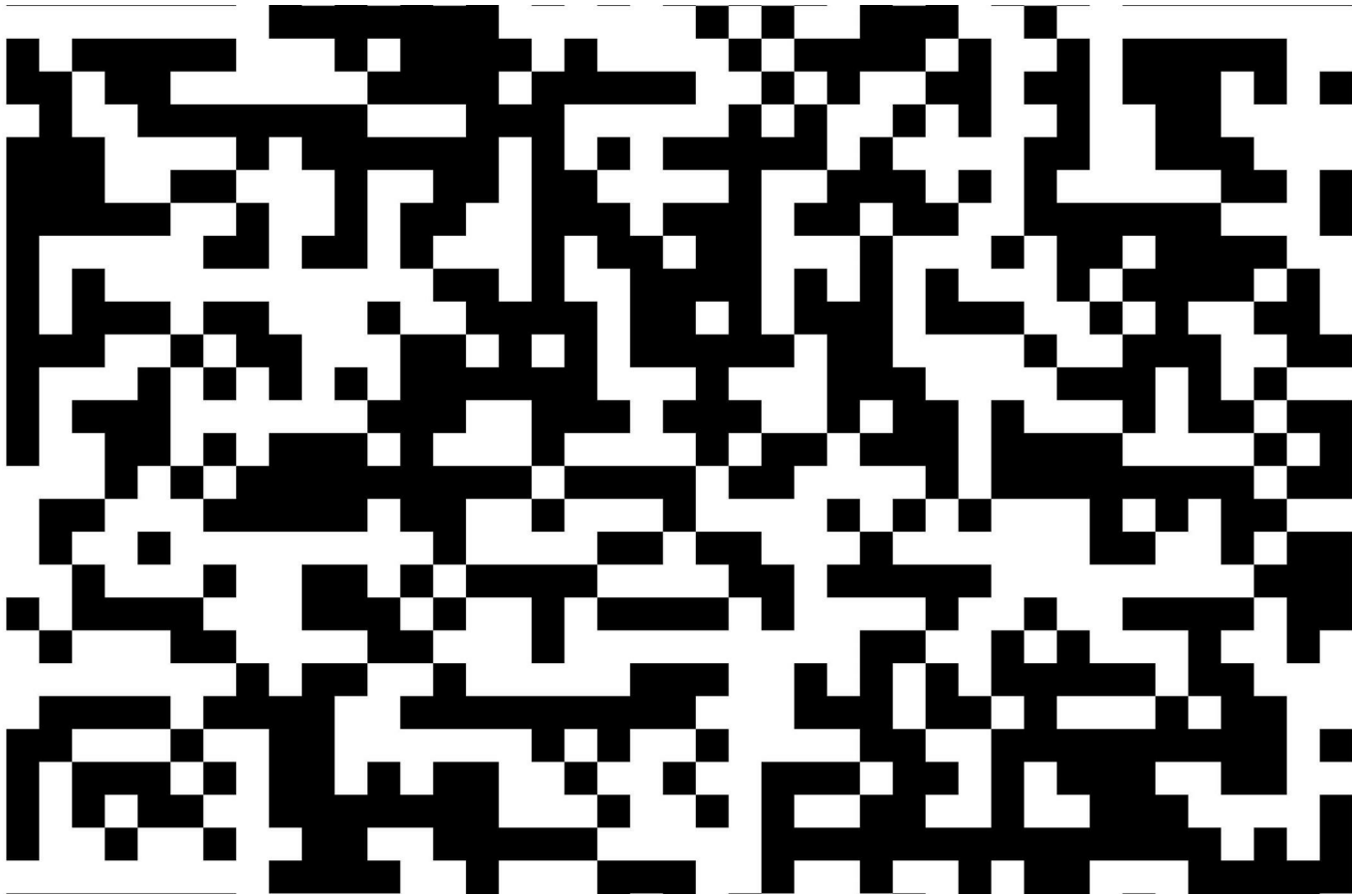
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The accommodation briefly comprises an entrance hall with staircase providing access to the first floor, useful understairs storage and doors leading to the living room, downstairs W.C. and kitchen diner. The kitchen diner enjoys direct access out to the rear garden. To the first floor, the landing provides loft access and doors leading to two useful storage cupboards, three bedrooms and the house bathroom. Bedroom one benefits from en suite shower room facilities, while bedroom three features fitted wardrobes positioned over the bulkhead. Externally, to the front is an attractive garden with mature shrubbery and a paved pathway leading to the front entrance, enclosed by iron railings with gated access. A lawned area extends to the side of the property. The landscaped rear garden is designed for ease of maintenance and incorporates artificial lawn together with a porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, with a timber gate providing access to the parking area. To the rear is a tarmac and block paved driveway providing off road parking for two vehicles and leading to a single semi detached garage with up and over door, power and lighting. The property also benefits from an electric vehicle charging point.

Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

14'7" x 6'8" (max) x 3'5" (min) [4.46m x 2.05m (max) x 1.05m (min)]
Composite front entrance door with frosted glazed panel leading into the entrance hall. Decorative wall panelling, central heating radiator, staircase providing access to the first floor landing and useful understairs storage. Doors provide access to the living room, kitchen diner and downstairs W.C.

DOWNSTAIRS W.C.

2'11" x 5'8" [0.90m x 1.73m]
Extractor fan, spotlights to the ceiling, central heating radiator and decorative wall panelling. Fitted with a low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback.

LIVING ROOM

17'0" x 10'7" (max) x 3'11" (min) [5.20m x 3.25m (max) x 1.20m (min)]
Decorative wall panelling, UPVC double glazed bay window overlooking the front elevation and central heating radiator.



KITCHEN DINER

10'2" x 17'8" (max) x 14'5" (min) [3.10m x 5.40m (max) x 4.40m (min)]
UPVC double glazed window overlooking the rear elevation and a set of UPVC double glazed French doors opening onto the rear garden. Spotlights to the ceiling and central

heating radiator. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl ceramic sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with stainless steel extractor hood above and partial glazed splashback. Integrated oven and microwave, integrated fridge freezer and space and plumbing for a washing machine.

FIRST FLOOR LANDING

10'2" x 8'9" (max) x 3'0" (min) [3.12m x 2.67m (max) x 0.92m (min)]
Loft access, decorative wall panelling and access to useful storage cupboards, one of which houses the Ideal combination boiler. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

10'8" x 10'2" [3.27m x 3.10m]
UPVC double glazed window overlooking the rear elevation, decorative wall panelling, central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM

3'3" x 8'3" [1.0m x 2.52m]
Extractor fan, spotlights to the ceiling, chrome ladder style central heating radiator and shaver point. Fitted with a low flush W.C., wall mounted wash basin with mixer tap and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screens. Part tiled walls.

BEDROOM TWO

10'11" x 8'7" [3.33m x 2.62m]
Decorative wall panelling, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM THREE

7'4" x 8'9" (max) x 5'2" (min) [2.25m x 2.67m (max) x 1.60m (min)]
UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobe style storage positioned over the bulkhead.



HOUSE BATHROOM

6'10" x 6'4" [2.10m x 1.95m]
Frosted UPVC double glazed window overlooking the rear elevation, spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator and shaver point. Fitted with a wall mounted wash basin with mixer tap, low flush W.C. and panelled bath with mixer tap, mains fed shower attachment and glazed shower screen. Part tiled walls.



OUTSIDE

To the front is a low maintenance buffer style garden with mature shrubs and flowers, enclosed by walling and iron railings. An iron gate provides access to a paved pathway leading to the front entrance, with a lawned area extending to the side. The

landscaped rear garden incorporates artificial lawn, mature shrubbery and a porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, with a timber gate providing rear access, making it ideal for both children and pets.



GARAGE AND PARKING

10'2" x 20'2" [3.10m x 6.17m]
Single semi detached garage with manual up and over door, power and lighting. To the rear of the property is a tarmac and block paved driveway providing off road parking for two vehicles. An electric vehicle charging point is also provided.



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.

EPC RATING

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

VIEWINGS

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