

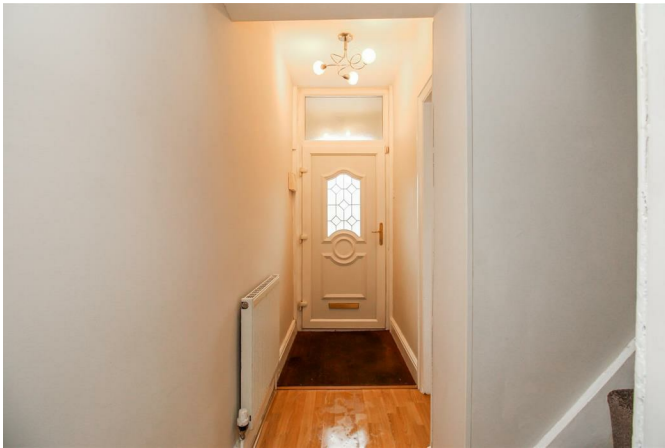




ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and doors leading to the kitchen diner and living room.



KITCHEN/DINER

10'5" x 8'11" [3.20m x 2.73m]

Fitted with a range of wall and base units with laminate work surface, stainless steel sink and drainer with mixer tap, partial tiled splashback, space for a range style cooker with stainless steel extractor above, plumbing for a washing machine and dishwasher, and space for a fridge freezer. UPVC double glazed window to the front, central heating radiator and understairs opening housing the Glow-worm combi boiler, with access down to the cellar.

LIVING ROOM

14'11" [max] x 14'9" [min] x 13'1" [4.55m [max] x 4.50m [min] x 4.01m]

Central heating radiator and decorative log burner style fireplace with marble hearth and brick surround. UPVC double glazed French doors leading into the conservatory.



CONSERVATORY

72" x 11'10" [2.20m x 3.63m]

Surrounded by UPVC double glazed windows with French doors leading out to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Loft access and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE

8'5" x 12'4" [2.57m x 3.77m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

9'0" x 8'1" [2.75m x 2.48m]

Two UPVC double glazed windows (front and side) and central heating radiator.



BEDROOM THREE

12'4" [max] x 6'0" [min] x 4'9" [3.77m [max] x 1.83m [min] x 1.45m]

UPVC double glazed window to the rear, central heating radiator and fitted storage cupboard.

BATHROOM/W.C.

15'1" [max] x 5'11" [min] x 5'1" [4.61m [max] x 1.82m [min] x 1.56m]

Frosted UPVC double glazed window to the front, central heating radiator with towel rail, low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, freestanding bath with mixer tap and shower attachment, and separate shower cubicle with mains fed shower and glass screen. Fully tiled with extractor fan.



OUTSIDE

To the front, there is on street parking. To the rear, the garden is mainly laid to lawn with two decked patio areas, ideal for outdoor dining and entertaining, along with space for a shed or storage. The garden is fully enclosed by walling and timber fencing, making it suitable for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is A.

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 Ossett 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.