



ACCOMMODATION

LIVING ROOM

15'7" x 12'7" [4.75m x 3.86m]

Composite front entrance door leading into the living room. Staircase with handrail leading to the first floor landing, coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator and frosted UPVC double glazed panel above the entrance door. Laminate flooring and door providing access to the inner hallway.



INNER HALLWAY

Laminate flooring, staircase providing access down to the vaulted cellar and opening through to the kitchen diner.

CELLAR

9'1" x 7'3" [2.78m x 2.23m]

Useful vaulted cellar with lighting.

KITCHEN/DINER

13'2" x 11'10" [4.03m x 3.63m]

Fitted with a range of wall and base units with laminate work surfaces over

and tiled splashbacks. Stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, integrated washing machine, integrated tumble dryer, integrated fridge and separate integrated freezer. UPVC double glazed window overlooking the rear aspect and a set of UPVC double glazed French doors leading out to the rear garden. Display cabinets with glazed fronts, under cabinet lighting, central heating radiator, tiled flooring, inset spotlights to the ceiling and combination boiler housed within one of the kitchen cupboards.

FIRST FLOOR LANDING

Providing access to two bedrooms and the modern house bathroom. Laminate flooring and loft access.

BEDROOM ONE

15'7" x 12'8" [4.76m x 3.88]

Laminate flooring, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

6'9" x 11'10" [2.07m x 3.63m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



BATHROOM/W.C.

8'3" x 5'8" [2.54m x 1.73m]

Fitted with a modern three piece suite comprising panelled bath with fully tiled surround, mixer tap, shower over and glass shower screen, circular wash basin with chrome mixer tap set within a vanity unit and low flush W.C. Fully tiled walls and tiled flooring, frosted UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and chrome ladder style central heating radiator.



OUTSIDE

To the front of the property is a cast iron gate providing access onto a paved pathway, with a low maintenance pebbled garden and paved patio area beneath the living room window. The frontage is enclosed by timber

fencing, brick built walls and mature hedging. To the rear is a low maintenance patio area, ideal for outdoor dining and entertaining, with an external water connection beneath the kitchen window and outside lighting, fully enclosed by brick built walls. There is a large detached garage with electric, accessed from the patio and accessed driving via Thornhill Road.



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.