



ACCOMMODATION

LOUNGE

15'0" x 13'3" (4.59m x 4.04m)

Fitted cupboard space to one side of the chimney breast, central heating radiator, UPVC double glazed window to the front elevation and picture rail. Doors lead through to the kitchen and bedroom one.

BEDROOM ONE

9'0" x 9'6" (2.75m x 2.92m)

Central heating radiator and UPVC double glazed window to the rear elevation.



KITCHEN

13'8" x 5'0" (4.19m x 1.53m)

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring electric hob, space for fridge and plumbing for washing machine. Tiled splashbacks, wood effect flooring, airing cupboard and loft access. UPVC double glazed window to the rear and door leading through to the rear lobby.



REAR LOBBY

Door leading outside and door through to the bathroom.

BATHROOM/W.C.

5'7" x 6'1" (1.72m x 1.87m)

Fitted with a panelled bath, pedestal wash basin and low flush WC, wood effect flooring, radiator and frosted window to the rear.



OUTSIDE

Externally to the front there is on street permit parking. To the rear is a garden area.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.