



23 Wells Green, Barton, Yorkshire, DL10 6NH
£900



ENTRANCE VESTIBULE

Hard wood framed door leading into entrance vestibule. Door to cloaks/w.c, built in cupboard and door to lounge.

CLOAKS/W.C

Low level w.c hand basin, tiling to splash areas, single radiator and window to side.

LOUNGE 6.131 ex bay x 4.573 to recess (20'1" ex bay x 15'0" to recess)

Walk in box window to front and sides, double radiator, TV and telephone points, staircase to first floor with useful under stairs recess. Floating wood mantle with Inglenook recess, tiled hearth and feature electric stove. Wall lights, ceiling coving and folding doors to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM 4.493 x 2.943 (14'8" x 9'7")

One and half sink unit fed by mixer, fitted with a range of base, drawer and wall units with contrasting work top surfaces and under counter lighting. Four ring gas hob with below oven and microwave and above extractor hood. Void for automatic washer, integrated dishwasher and fridge. Tiling to up stands and splash areas, double radiator and wooden framed windows to rear and side. French doors to rear.

Please note that the appliances have not been tested

HALF LANDING

Window to side

FIRST FLOOR LANDING

Built in storage cupboard with shelving. Doors to bedrooms and family bathroom/w.c. Pull down ladders to roof void (4.52 x 2.31 min this has been partly boarded with light and power point. Wall mounted Ideal COMBI boiler).

BEDROOM 1 4.116 ex robes x 2.525 (13'6" ex robes x 8'3")

Window to rear, single radiator, telephone point and built in double wardrobe.

BEDROOM 2 3.834 x 2.487 (12'6" x 8'1")

Window to front, single radiator and built in double wardrobe.

BEDROOM 3 2.984 to door recess x 1.857 (9'9" to door recess x 6'1")

Window to rear, single radiator, built in single wardrobe.

FAMILY BATHROOM/W.C

Three piece suite; panelled bath with screen and above shower bar, pedestal hand basin with period style taps, low level w.c tiling to part walls, single radiator and window to front.

EXTERNALLY

To the front is a landscaped paved and pebbled seating area, to the side is a path with gravelled bed and wooden door leading to the rear garden.

The rear garden offers a paved seating area, raised flower

and shrub beds, enclosed by fencing and a gate leads to the service path.

GARAGE 4.88 x 2.68 (16'0" x 8'9")

To the LHS of the block of 2, parking to the front with up and over door, power and light.

