







ACCOMMODATION

ENTRANCE HALL

Accessed via a front entrance door, with central heating radiator, built in storage cupboard housing the fuse box and access to the sitting room/dining room, downstairs WC, kitchen and lounge.

SITTING/DINING ROOM

9'4" x 7'8" [2.86m x 2.36m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.



W.C.

5'6" x 2'11" [1.69m x 0.89m]

Fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap and tiled splashback. Central heating radiator.

LOUNGE

15'1" x 11'2" [4.61m x 3.41m]

UPVC double glazed French doors leading out to the rear garden with adjoining side window panels, central heating radiator and carpeted flooring.



KITCHEN

17'9" x 7'9" [5.42m x 2.37m]

UPVC double glazed French doors leading out to the rear garden, central heating radiator and a modern fitted kitchen incorporating a range of wall and base units with laminate work surfaces. Integrated gas hob with stainless steel splashback and cooker hood, integrated double oven, integrated dishwasher, space for a washing machine and tumble dryer and inset sink and drainer unit with waterfall mixer tap. Spotlights to the ceiling and two built in storage cupboards.

FIRST FLOOR LANDING

Providing access to four bedrooms and the family bathroom.

BEDROOM ONE

14'4" x 13'5" [4.39m x 4.10m]

Two UPVC double glazed windows to the front elevation, central heating radiator, carpeted flooring with skirting boards, fitted wardrobes to two walls and access through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'2" x 5'8" [1.90m x 1.74m]

Frosted UPVC double glazed window to the side elevation, fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush WC. Central heating radiator, full tiling within the shower cubicle and partial wall tiling.



BEDROOM TWO

14'4" x 8'7" [4.37m x 2.63m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.



BEDROOM THREE

11'9" x 8'9" [3.59m x 2.67m]

UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BEDROOM FOUR

11'1" x 7'9" [3.38m x 2.38m]

UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BATHROOM/W.C.

7'7" x 6'2" [2.33m x 1.88m]

Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising panel bath, wash hand basin with mixer tap and low flush WC. Partial wall tiling and central heating radiator.



OUTSIDE

To the front, there is an attached garage with up and over door, currently used for storage, along with a tarmac driveway providing off road parking for two vehicles. To the rear, the property benefits from an enclosed garden incorporating patio seating areas, space for a storage shed and low maintenance lawned sections.



COUNCIL TAX BAND

The council tax band for this property is E.

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 Wakefield 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.

PLEASE NOTE

The vendors pay a service charge for the maintenance of the estate of £255.12 [pa].