



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed windows to the side, central heating radiator, coving to the ceiling and doors providing access to the house bathroom and inner hallway. Staircase with glass balustrade leads down to the lower ground floor.

BATHROOM/W.C.

6'5" x 6'1" (1.97m x 1.86m)
Frosted UPVC double glazed window overlooking the front elevation, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, electric shower attachment and glazed shower screen. Fully tiled walls.



INNER HALLWAY

Loft access and doors providing access to three bedrooms.

BEDROOM ONE

15'2" x 9'4" (4.63m x 2.86m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, column central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'1" x 6'3" (1.55m x 1.92m)
Extractor fan, chrome ladder style central heating radiator, low flush W.C., pedestal wash basin with mixer tap and shower cubicle with mains fed shower, separate shower attachment and glazed shower screen. Fully tiled walls.



BEDROOM TWO

11'8" x 7'8" (3.57m x 2.36m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

11'4" x 7'9" (3.47m x 2.37m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

LOWER GROUND FLOOR

DINING AREA

17'6" x 15'7" (5.35m x 4.75m)
Staircase leading down from the entrance hall into the dining area, with access to the living area and kitchen breakfast area. Three column central heating radiators, spotlights to the ceiling and doors providing access to the downstairs W.C. and bedroom four.

W.C.

4'5" x 3'11" (1.35m x 1.20m)
Chrome ladder style central heating radiator, extractor fan, low flush W.C. and pedestal wash basin with mixer tap and tiled splashback.

KITCHEN/BREAKFAST AREA

12'1" x 11'9" (3.70m x 3.60m)
Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, together with a central island incorporating further base units, laminate work surface and breakfast bar seating. Stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with stainless steel extractor hood above, integrated double oven and microwave, integrated fridge freezer and integrated dishwasher. Double doored larder style utility cupboard. Frosted UPVC style roof light to the front and spotlights to the ceiling.



UTILITY CUPBOARD

4'5" x 6'10" (1.35m x 2.10m)
Fitted with modern Shaker style wall units, with space and plumbing for a washing machine.

LOUNGE

8'0" x 14'11" (2.45m x 4.55m)
Bi-folding doors opening directly onto the rear garden, creating an excellent indoor-outdoor living space. Spotlights to the ceiling, two roof lights and column central heating radiator.



BEDROOM FOUR

17'5" x 7'10" (5.33m x 2.40m)
Spotlights to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.

OUTSIDE

To the front of the property is a generous tarmac driveway providing off road parking for several vehicles and leading beneath a carport to the attached single garage. The front garden is enclosed by walling and timber fencing, with double gates providing access to the driveway and carport. To the rear is a lawned garden with a stone paved patio area, ideal for outdoor dining and entertaining, together with space for a timber garden shed. The rear garden is fully enclosed by timber fencing, making it ideal for both children and pets.



GARAGE

Single attached garage with power, lighting and electric roller door.

COUNCIL TAX BAND

The council tax band for this property is B.

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 shown on 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.