



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the entrance hall, which has stairs rising to the first floor landing, coving to the ceiling and a double glazed window to the front. There is a useful storage cupboard and doors leading to the lounge and breakfast kitchen.

KITCHEN/BREAKFAST ROOM

10'5" x 16'11" [3.19m x 5.17m]
Fitted with a comprehensive range of wall and base units incorporating a sink and drainer unit with complementary work surfaces and splashback tiling. Integrated appliances include an oven and grill, four-ring gas hob with cooker hood above, dishwasher, fridge, freezer and automatic washing machine. There is a radiator, recessed spotlights to the ceiling, double glazed windows to both the front and rear elevations, and a door to the side. A further door provides access to a storage cupboard housing the boiler, and an additional door leads through to the dining room.

DINING ROOM

12'5" x 10'5" [3.81m x 3.18m]
Featuring an electric fire with marble back and hearth and decorative surround, coving to the ceiling, radiator and laminate flooring. A square archway opens into the lounge, and French doors lead into the conservatory.



LOUNGE

13'6" x 12'1" [4.12m x 3.69m]
A well proportioned reception room with double glazed UPVC bay window to the front elevation, radiator and coving to the ceiling. There is a door returning to the hallway, open access back to the dining room, and French doors leading into the conservatory.



CONSERVATORY

12'2" x 13'9" [3.73m x 4.21m]
Having a solid roof with inset spotlights, double glazed UPVC windows to the rear and both side elevations, and French doors opening to the side. The room also benefits from laminate flooring and a radiator.



FIRST FLOOR LANDING

To the first floor, the landing has doors leading to three bedrooms and the house bathroom, along with a double glazed UPVC frosted window to the side.

BEDROOM ONE

11'6" x 9'11" [3.51m x 3.03m]
Fitted wardrobes to one wall, central heating radiator and UPVC double glazed window to the front. A door leads into the office room.



OFFICE

7'10" x 7'10" [2.39m x 2.39m]
UPVC double glazed window to the front, central heating radiator. This room could alternatively be converted back into a fourth bedroom or utilised as an en suite, subject to requirements.

BEDROOM TWO

11'2" x 10'6" [3.42m x 3.22m]
UPVC double glazed window to the rear elevation, central heating radiator. A staircase from this room leads up to the loft room.



LOFT ROOM

10'0" x 9'4" [max] x 5'1" [min] [3.07m x 2.87m [max] x 1.57m [min]]
With double glazed timber framed window to the side, spotlights to the ceiling and useful storage into the eaves. This space could be used for a variety of purposes, including office space or storage.

BEDROOM THREE

9'1" x 8'11" [2.78m x 2.74m]
Central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM

5'10" x 7'10" [1.80m x 2.41m]
Fitted with a low flush WC, pedestal wash hand basin with splashback tiling, and panelled bath with mixer shower and separate attachment over. The walls are fully tiled around the bath area, and there is a chrome heated towel rail, spotlights to the ceiling and a double glazed frosted window to the rear.



OUTSIDE

To the front there is gated access to a patterned concrete, low maintenance garden and a driveway providing off street parking, leading to a larger than average detached concrete sectional garage with up-and-over door. To the rear is an enclosed lawned garden with planted and fenced boundaries, a patterned concrete patio area and a timber decked seating area.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.