



ACCOMMODATION

DINING ROOM

9'8" x 9'3" [2.95m x 2.83m]

Composite front entrance door into the dining room. UPVC double glazed window to the front with built in timber shutters, central heating radiator. Door to the living room, door to the bathroom, opening to the kitchen.

KITCHEN

8'9" x 9'4" [2.68m x 2.85m]

UPVC double glazed window to the front with built in timber shutters, door to utility room. A range of shaker style wall and base units with laminate worksurface and splashback above, sink and drainer with mixer tap, integrated twin oven and grill, four ring induction hob and extractor hood, integrated fridge, integrated freezer, integrated slimline dishwasher.

UTILITY ROOM

8'9" x 5'10" [2.68m x 1.80m]

Composite side entrance door UPVC double glazed window to the rear with built in timber shutters, central heating radiator. A range of base units with laminate worksurface over and laminate upstanding above, plumbing and drainage for washing machine, space for a dryer.

BATHROOM

5'10" x 9'6" [1.80m x 2.92m]

Frosted UPVC double glazed window to the rear with built in timber shutters, central heating radiator, extractor fan, fully tiled walls, fully tiled floor. Comprising of a three piece suite with a 'P' shaped panelled bath and glass shower screen, mixer tap and mixer shower over, low flush W.C., wash basin built into high gloss vanity units with mixer tap.



LIVING ROOM

15'8" x 12'11" [min] x 16'3" [max] [4.78m x 3.95m [min] x 4.96m [max]]

UPVC double glazed window to the front with timber shutters, UPVC double glazed sliding patio doors to the rear, log burner set into a stone hearth and wooden mantle over, two central heating radiators, stairs to the first floor landing. Door to a storage cupboard.



FIRST FLOOR LANDING

UPVC double glazed window to the front with built in shutters, central heating radiator. Opening to bedroom three and doors to two bedrooms and a glass sliding door into the house shower room.

BEDROOM ONE

10'1" x 15'9" [3.08m x 4.82]

UPVC double glazed window to the rear with built in shutters, timber double glazed Velux window to the front, central heating radiator, fixed wardrobe rails to one wall.



BEDROOM TWO

15'10" x 8'9" [min] x 11'4" [max] [4.83m x 2.68m [min] x 3.46m [max]]

UPVC double glazed window to the rear with built in shutters, timber Velux style double glazed window to the front, central heating radiator.



BEDROOM THREE

10'2" x 7'2" [min] x 9'8" [max] [3.10m x 2.20m [min] x 2.96m [max]]

Timber double glazed Velux window to the front, central heating radiator. Currently used as a dressing room.



SHOWER ROOM

3'10" x 7'6" [1.18m x 2.29m]

UPVC cladding, spotlights, extractor fan, electric towel rail. Comprising of a three piece suite with a larger than average shower cubicle with glass sliding door and mixer shower, ceramic wash basin with mixer tap built into vanity units below, concealed low flush W.C..



OUTSIDE

To the front of the property, the on street parking is first come first serve with a double cast iron gate providing access onto a paved pathway leading centrally to the front door with low maintenance pebbled buffer garden with solid brick built walls surrounding. To the side of the property the double cast iron gate provides access to a paved driveway providing off road parking for the property with a large concrete and pebble dash garage being brick effect fronted and leading round to the rear. To the rear of the property there is a low maintenance pebbled rear garden with a timber decked patio area, perfect for outdoor dining and entertaining purposes, raised planted borders with solid stone edges. The rear garden is fully enclosed by timber fencing, making it ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is D.

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.