



ACCOMMODATION

KITCHEN/DINER

20'6" x 8'9" [6.26m x 2.69m]

UPVC side entrance door leading into the kitchen diner. LVT flooring throughout and fitted with a range of wall and base units with laminate work surfaces over. Four ring electric hob with tiled splashback, integrated double oven, integrated fridge freezer, built-in washing machine and dishwasher. Stainless steel sink and drainer with mixer tap. UPVC double glazed window overlooking the side elevation, further UPVC double glazed window to the front elevation and an additional tilt and turn UPVC double glazed window to the side. Central heating radiator and access to the inner hallway.



INNER HALLWAY

Providing access to the shower room, bedrooms one and two, lounge and a useful storage cupboard. Loft access is also provided via a pull-down ladder.

LIVING ROOM

11'5" x 20'6" [3.48m x 6.25m]

LVT flooring, feature electric fireplace with decorative surround, central heating radiator and a full height UPVC double glazed window overlooking the front elevation.



BEDROOM ONE

12'3" x 10'3" [3.75m x 3.14m]

LVT flooring, range of fitted wardrobes together with additional built-in storage, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

10'4" x 9'2" [3.16m x 2.80m]

LVT flooring, range of fitted wardrobes, central heating radiator and UPVC double glazed patio doors leading out to the rear garden.



SHOWER ROOM/W.C.

5'10" x 4'11" [1.79m x 1.50m]

LVT flooring and fully tiled walls from floor to ceiling. Fitted with a two-in-one combination low flush W.C. and wash hand basin with mixer tap and storage cupboards below. Walk-in double shower with mixer shower and separate attachment, tiled surround extending to the ceiling, chrome ladder style radiator, frosted UPVC double glazed window to the side elevation, spotlights to the ceiling and extractor fan.



OUTSIDE

To the front of the property is a fully block paved driveway providing off road parking, together with additional paved areas leading to the front patio and low maintenance gravelled garden. The driveway continues to the side of the property, providing access to the kitchen entrance, rear garden and detached garage. To the rear is a low maintenance garden, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.