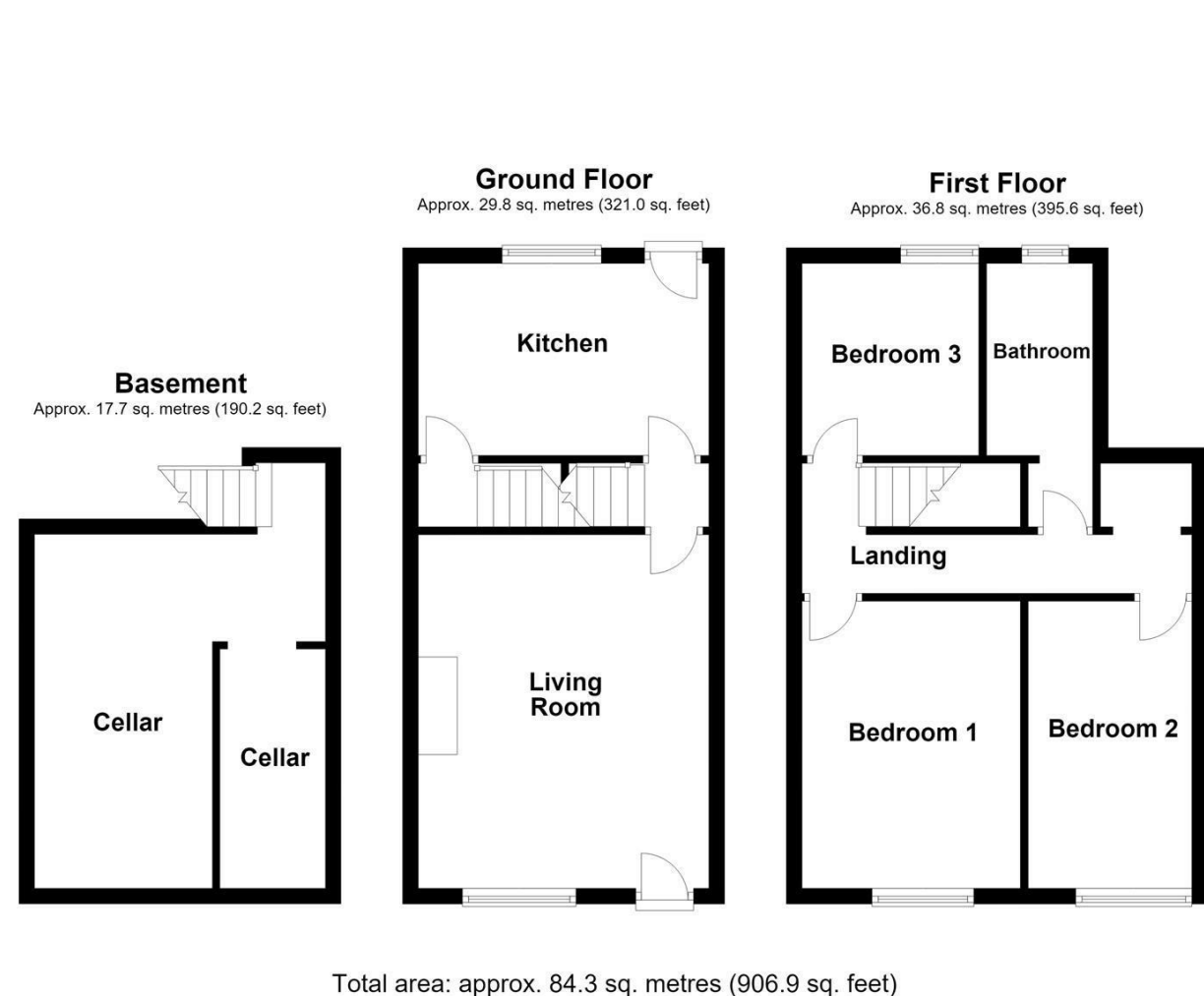






ACCOMMODATION

LIVING ROOM

A composite front entrance door leads into the living room, which has a UPVC double glazed window overlooking the front aspect and a frosted UPVC double glazed fanlight above the entrance door. Further features include ornate ceiling coving, a central heating radiator and a timber door leading into the inner hallway.



INNER HALLWAY

A staircase with handrail leading to the first floor landing and a timber door providing access to the kitchen.

KITCHEN

12'2" x 8'1" [3.72m x 2.48m]

Fitted with a range of wall and base units with laminate work

surfaces over and tiled splashbacks above. There is a one and a half bowl sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, plumbing and drainage for a washing machine and space for an undercounter appliance. Further features include space for a large freestanding fridge freezer, display cabinets, strip lighting, a central heating radiator and a UPVC double glazed window overlooking the rear aspect. A composite rear entrance door has a frosted UPVC double glazed fanlight above. A door provides access to the staircase leading down to the lower ground floor cellar.

CELLAR

Original curing table, lighting and an opening leading into a cold storage room.

FIRST FLOOR LANDING

Provides access to a useful storage cupboard, three bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 9'2" [3.63m x 2.81m]

A UPVC double glazed window overlooking the front elevation and a range of fitted furniture, including wardrobes and drawers. Glass shelving and built-in downlights are positioned around the space for a double bed.



BEDROOM TWO

12'2" x 6'9" [3.71m x 2.06m]

A UPVC double glazed window overlooking the front elevation, laminate flooring and a central heating radiator.



BEDROOM THREE

8'0" x 7'3" [2.46m x 2.22m]

A UPVC double glazed window overlooking the rear elevation, laminate flooring and a wall mounted combination condensing boiler.



BATHROOM/W.C.

8'1" x 4'7" [2.48m x 1.40m]

Fitted with a three piece suite comprising a panelled bath with mixer tap, low flush WC and pedestal wash basin with two taps.

The room also benefits from a frosted UPVC double glazed window overlooking the rear elevation and a central heating radiator.



OUTSIDE

To the front a paved pathway leads along the right-hand side of the property to a timber gate providing access into the rear garden. The low maintenance rear garden is paved and features a timber seating area. The garden is fully enclosed by timber panel fencing to three sides and benefits from a brick-built outhouse with a timber door, providing useful garden storage.



PLEASE NOTE

The property has a flying freehold.

COUNCIL TAX BAND

The council tax band for this property is A.

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.