

This floor plan shows a 2-bedroom house. The layout includes a large **Bedroom 1** on the left, a smaller **Bedroom 2** in the center, and a **Shower Room** at the top. A central **Entrance Hall** provides access to all rooms. To the right of the hall is a large **Kitchen/Lounge/Dining Room**. The plan also shows a front entrance, a back door, and a window in the rear wall of Bedroom 1.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

A two-story stone house with a bay window and a small tree in front. The house is made of light-colored stone and has a dark roof. There are several windows, including a bay window on the right side. A small tree is planted in front of the house, and there is a low stone wall and a paved area in the foreground.

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ACCOMMODATION

ENTRANCE HALLWAY

Fitted with carpeted flooring and a central heating radiator, with built-in storage cupboards. Doors lead to the kitchen diner/lounge, two bedrooms and the house shower room.

KITCHEN/LOUNGE/DINING ROOM

26'8" x 12'4" [8.13m x 3.78m]

The kitchen diner features solid oak flooring and is fitted with a range of wall and base units. Integrated appliances include a fridge/freezer, gas hob with extractor hood over, and an integrated oven. Stainless steel sink and drainer with mixer tap, laminate work surfaces, tiled splashbacks and spotlights to the ceiling. The lounge area benefits from carpeted flooring, a central heating radiator, and a large UPVC double glazed bay window overlooking the front elevation.



BEDROOM ONE

14'0" x 12'7" [4.29m x 3.84m]

A generous double bedroom with carpeted flooring, fitted wardrobe, spotlights to the ceiling and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

11'1" x 9'1" [3.40m x 2.77m]

A further double bedroom featuring carpeted flooring, spotlights to the ceiling, a UPVC double glazed window overlooking the front elevation and a central heating radiator.



SHOWER ROOM/W.C.

8'4" x 6'3" [2.55m x 1.93m]

Fitted with a low flush w.c., pedestal wash basin with mixer tap, and a corner shower unit with mixer shower and attachment. Extractor fan and central heating radiator.



OUTSIDE

There is a low maintenance enclosed rear yard with a flagged patio area. Allocated parking is provided for the property.



LEASEHOLD

The service charge is £1,000 [pa] and ground rent £5 [pa]. The remaining term of the lease is 978 years [2026]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

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 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.