



ACCOMMODATION

ENTRANCE PORCH

A composite side entrance door leads into the entrance porch, which has a tiled floor, a UPVC double glazed window to the front and a door leading through into the living room.

LIVING ROOM

14'4" x 11'11" [4.39m x 3.64m]

Having two central heating radiators, coving to the ceiling and a UPVC double glazed window overlooking the front elevation. There is an electric fire with a modern surround, tiled back and marble hearth. Stairs lead to the first floor landing and a door provides access to the kitchen.



KITCHEN

11'9" x 8'8" [3.60m x 2.65m]

Fitted with a range of modern wall and base units

with work surfaces over, incorporating a 1 1/2 bowl sink and drainer with mixer tap. There is an integrated oven and grill, a four ring electric hob with tiled splashback and extractor hood above, plumbing for a washing machine, space for a fridge freezer and a breakfast bar area. The kitchen also has a useful understairs storage cupboard, a central heating radiator, a UPVC double glazed window and a UPVC double glazed door leading to the rear garden. The boiler is housed within the kitchen.

FIRST FLOOR LANDING

Providing access to two double bedrooms and the house bathroom, with loft access.

BEDROOM ONE

8'11" x 11'11" [max] [2.72m x 3.65m [max]]

Having coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

11'10" x 8'2" [3.61m x 2.50m]

Having a central heating radiator and a UPVC double glazed window overlooking the rear elevation.



BATHROOM

8'2" x 4'6" [2.49m x 1.39m]

Fitted with a three piece suite comprising a low flush WC, wash basin set within a vanity unit and a panelled bath with mixer shower over. The bathroom has fully tiled walls, a chrome heated towel radiator and a useful storage cupboard.



OUTSIDE

To the front is a lawned garden with a flagged pathway leading to the entrance door. The rear garden is arranged over tiers and is designed for low maintenance, with flagged patio areas. A concrete sectional garage sits at the rear, with an up-and-over door and parking for a small vehicle in front.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I've lived here for 23 years and am only moving because of health issues. I love that there's no road in front of the house meaning it's very quiet. I also have lovely neighbours that have become good friends . "

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.

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.