



ACCOMMODATION

ENTRANCE VESTIBULE

A solid wooden entrance door leads to the entrance vestibule. There is a half circle single timber glazed sun light above the door, coving to the ceiling, fully tiled floor and a wooden door leading into the reception hall.

RECEPTION HALL

25'4" x 4'5" [min] x 6'5" [max] [7.73m x 1.37m [min] x 1.96m [max]]

Fully tiled floor, coving to the ceiling, central heating radiator, dado rail and a solid wooden staircase leading to the first-floor landing. Doors providing access to the living room, dining room and the inner hallway.

LIVING ROOM

13'5" x 16'9" [min] x 19'10" [max] [4.11m x 5.13m [min] x 6.05m [max]]

Solid wooden floor, open fire with cast iron detailing and solid wooden surround. Timber single glazed bay window overlooking the front aspect, detailed ceiling rose, ornate coving to the ceiling, picture rail and central heating radiator.

DINING ROOM

12'11" [min] x 15'6" [max] x 18'7" [3.94m [min] x 4.73m [max] x 5.67m]

Solid wooden floor, timber single glazed bay window overlooking the front aspect, ornate coving to the ceiling, detailed ceiling rose, picture rail, tall skirting boards, central heating radiator, open fire with tiled hearth, tiled decorative interior, solid wooden surround and marble outline.



INNER HALLWAY

Solid wooden floor, doors providing access to the kitchen/diner and the rear porch.

KITCHEN/DINER

11'7" [min] x 12'10" [max] x 15'2" [3.55m [min] x 3.92 [max] x 4.63m]

Fitted with a range of wall and base units with laminate work surfaces incorporating stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, integrated microwave oven above, and separate four ring hob. Full sized integrated dishwasher, integrated washing machine and integrated fridge/freezer. Built in wine rack, display cabinets, two UPVC double glazed windows to the rear aspect, detailed ceiling rose, ornate coving, central heating radiator and tall skirting boards throughout.

REAR PORCH

Solid wooden door to the rear garden, opening to the boiler cupboard with fixed shelving, inset spotlights to the ceiling and door with staircase leading down to the lower ground floor.

LOWER GROUND FLOOR

BEDROOM SIX

12'7" [min] x 15'2" [max] x 18'4" [3.85m [min] x 4.64m [max] x 5.60m]

UPVC double glazed frosted window to the front aspect, laminate flooring, inset spotlights to the ceiling and contemporary wall mounted radiator.

BEDROOM SEVEN

11'3" x 12'4" [min] x 15'3" [max] [3.45m x 3.77m [min] x 4.65m [max]]

UPVC double glazed window to the rear aspect, laminate flooring, inset spotlights to the ceiling and contemporary wall mounted radiator.

SHOWER ROOM/W.C.

12'9" x 3'1" [min] x 6'0" [max] [3.90m x 0.95m [min] x 1.83m [max]]

Comprising a three piece suite including enclosed shower cubicle with glazed screen to the front with mixer shower within, wash basin with chrome mixer tap set into high gloss furniture below, and low flush w.c. Part tiled walls, inset spotlights to the ceiling, extractor fan, wall mounted radiator and fully tiled floor.

LIVING ROOM

13'8" x 16'7" [min] x 19'5" [max] [4.17m x 5.06m [min] x 5.93m [max]]

Laminate flooring, inset spotlights to the ceiling, contemporary radiator, UPVC double-glazed frosted window to the front aspect and a feature archway leading into the kitchen.



KITCHEN

4'3" x 11'3" [1.32m x 3.45m]

Range of wall and base units with laminate work surfaces incorporating stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for washing machine, integrated oven and grill, four ring induction hob with extractor above and space for a large freestanding fridge/freezer. Built in wine rack, inset spotlights to the ceiling and fully tiled floor.

FIRST FLOOR LANDING

Ornate coving to the ceiling, central heating radiator and solid wooden staircase leading to the second floor. Doors provide access to three bedrooms and the modern shower room.

BEDROOM ONE

11'6" [min] x 12'4" [max] x 16'9" [3.52m [min] x 3.77m [max] x 5.13m]

Ornate coving to the ceiling, central heating radiator, feature period fireplace painted black with solid marble surround, and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

13'0" x 15'6" [3.98m x 4.74m]

Ornate coving to the ceiling, central heating radiator, timber single glazed sash window to the front elevation, built in double wardrobe and fireplace painted black with solid wooden surround.

BEDROOM THREE

15'4" [max] x 12'9" [min] x 11'5" [4.68m [max] x 3.91m [min] x 3.50m]

UPVC double-glazed window to the rear elevation, ornate coving to the ceiling, decorative fireplace painted white with tiled detailing, marble edging and solid wooden surround, built-in single wardrobe, and central heating radiator.

HOUSE SHOWER ROOM/W.C.

10'0" x 5'5" [3.06m x 1.67m]

Modern suite comprising walk in shower cubicle with rain shower head, wash basin with chrome mixer tap set into vanity drawers and low flush w.c. Half tiled walls, chrome heated radiator and timber single glazed sash window to the front elevation.

W.C.

2'10" x 4'5" [0.87m x 1.36m]

High flush w.c., wall mounted wash basin and UPVC double glazed frosted window to the rear elevation.

SECOND FLOOR LANDING

Timber single glazed sash window to the rear elevation, exposed solid wooden beam, solid wooden floor and central heating radiator. Doors provide access to two bedrooms and a bathroom.

BATHROOM/W.C.

10'7" x 10'0" [3.24m x 3.07m]

Comprising a three piece suite with panelled bath with mixer tap and shower attachment, pedestal wash basin and low flush w.c. Timber double glazed Velux window to the rear elevation, central heating radiator, decorative Victorian style fireplace painted black and small timber door providing access into eaves storage.



BEDROOM FOUR DRESSING AREA

6'3" x 5'10" [1.92m x 1.78m]

Exposed beam feature, archway into bedroom four and door into a built in wardrobe.

BEDROOM FOUR

12'11" x 11'1" [3.95m x 3.38m]

Timber single glazed window to the front elevation, central heating radiator and a decorative Victorian style fireplace.

BEDROOM FIVE

10'9" x 13'3" [3.29m x 4.04]

Timber single glazed window to the front elevation, central heating radiator, a decorative Victorian style fireplace and exposed beams to the ceiling.

OUTSIDE

To the front there is permit parking with an attractive lawned garden with planted borders, stone boundary walls and timber panel fencing. A concrete pathway leads to the front door. To the rear, there is a low maintenance yard with planted edge border, timber panelled fencing and solid brick built walls with a timber gate providing access to the rear street. There is also a brick built outhouse with timber door providing useful storage along with a water point connection and outside lighting on a sensor.



COUNCIL TAX BAND

The council tax band for this property is E.

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.