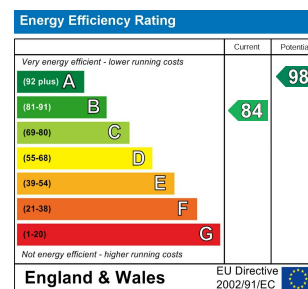


The floor plan shows a rectangular layout. At the top is the **Kitchen/Diner** area, which includes a sink and a stove. Below it is the **Lounge** area. To the right of the Lounge is a staircase leading up. At the bottom right is the **Entrance Hall**, which contains a door leading to a **WC** (toilet) room. The plan also shows various windows and doors throughout the rooms.

The floor plan shows a rectangular layout. At the top is a large rectangular area labeled 'Bedroom 1'. To the left of the center is a rectangular area labeled 'Bathroom'. To the right of the center is a semi-circular area labeled 'Landing'. At the bottom is a large rectangular area labeled 'Bedroom 2'. A staircase is located within the 'Landing' area, with steps leading up and down. Thick black lines represent the main walls, and thinner lines represent internal partitions and door swings. There are four door openings: one from Bedroom 1 to the Landing, one from the Bathroom to the Landing, one from the Landing to Bedroom 2, and one from the Landing to a small square area at the bottom right.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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The accommodation briefly comprises an entrance hall with downstairs w.c., a light and spacious lounge, and a well fitted kitchen/diner to the ground floor. To the first floor are two generous double bedrooms and a contemporary house bathroom. Externally, the property features a tarmac driveway providing off road parking for one vehicle. To the rear is an enclosed lawned garden with a flagged patio area, ideal for outdoor seating and entertaining.

The home would be of particular interest to first time buyers, couples and young families looking to step onto the property ladder. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the entrance hall with stairs to the first floor landing, a central heating radiator, and doors to the lounge and downstairs w.c.

W.C.

A low flush w.c., wash basin with tiled splashback, wood effect flooring, a central heating radiator and a frosted double glazed window to the front.

LOUNGE

15'2" x 9'3" (4.64m x 2.83m)

A double glazed window to the front, a central heating radiator, an understairs storage cupboard and a door through to the kitchen diner.



KITCHEN/DINER

8'0" x 12'9" (2.46m x 3.89m)

A range of modern fitted wall and base units with work surfaces incorporating a 1.5 sink and drainer with mixer taps, four ring gas hob with stainless steel extractor hood above, integrated oven and grill, integrated fridge and freezer, drawers under the base units, a double glazed window and UPVC French doors to the rear, wood effect flooring, and a single central heating radiator. The boiler is also located here.



FIRST FLOOR LANDING

Loft access and doors to the bathroom and two bedrooms.

BEDROOM ONE

8'1" x 12'9" (2.48m x 3.90m)

UPVC double glazed window to the rear and a central heating radiator.



BEDROOM TWO

8'6" x 9'3" (min) x 12'8" (max) (2.61m x 2.83m (min) x 3.87m (max))

A double glazed window to the front, a central heating radiator and access to a storage cupboard.



BATHROOM/W.C.

5'6" x 6'3" (1.70m x 1.92m)

A pedestal wash basin, panelled bath with mixer shower over and separate attachment, fully tiled around the bath, partially tiled walls, wood effect flooring and a heated towel rail.



OUTSIDE

To the front there is a low maintenance garden area and a tarmac driveway providing off street parking for one vehicle. To the rear is a lawned garden incorporating a flagged patio area.



COUNCIL TAX BAND

The council tax band for this property is B.

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.