



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, alarm control panel, staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM

17'4" x 12'6" [5.30m x 3.83m]

UPVC double glazed box bay window overlooking the front elevation and central heating radiator. Door providing access through to the kitchen diner.



KITCHEN DINER

15'10" x 11'5" [4.83m x 3.50m]

Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with partial glazed splashback and extractor hood above, integrated double oven, integrated washing machine and integrated fridge freezer. Downlighting, spotlights to the ceiling and central heating radiator. UPVC double glazed French doors opening directly onto the rear garden. The

Baxi combination boiler is also housed within the kitchen diner. Access to the downstairs W.C.



DOWNSTAIRS W.C.

6'6" x 3'1" [2.00m x 0.95m]

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

FIRST FLOOR LANDING

Central heating radiator and doors providing access to three bedrooms, the house bathroom and an upstairs storage cupboard. Loft access with pull-down ladder. The loft is boarded for storage and benefits from power and lighting.

BEDROOM ONE

15'11" x 8'10" [4.87m x 2.70m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

10'7" x 8'8" [3.25m x 2.65m]

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



BEDROOM THREE

7'2" x 7'1" [2.20m x 2.18m]

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



HOUSE BATHROOM

9'1" x 6'2" [2.78m x 1.88m]

Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within vanity storage with mixer tap, bath with mixer tap, part tiled walls and shower over. Separate tiled shower enclosure with mains fed shower and glazed screen. Chrome ladder style heated towel radiator and spotlights to the ceiling and extractor fan. Built in glass shelving with down lights.



GARAGE

18'4" x 8'11" [5.60m x 2.73m]

Single attached dry lined garage with remote electric roller door, power and LED lighting. Separate rear access door.

OUTSIDE

To the front is a low maintenance garden with pebbled areas and planted features, together with a limestone paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking for one vehicle and leads to the attached garage. Electric vehicle charging point. To the rear is a low maintenance landscaped garden, mainly laid with artificial lawn and incorporating planted borders and mature shrubs and flowers. A composite decked patio area provides an ideal space for outdoor entertaining with a porcelain paved area and dedicated dining area with gazebo. The garden is fully enclosed by a combination of timber fencing and walling, making it very private and suitable for both children and pets.



COUNCIL TAX BAND

The council tax band for this property is C.

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.