

The floor plan shows a large open space at the top labeled 'Kitchen/Diner'. Below this is a large area labeled 'Living Room'. To the left of the Living Room is a staircase labeled 'CBD'. At the bottom left is a small room labeled 'WC'. A central area is labeled 'Entrance Hall'. The plan includes various doorways and a fireplace in the top right corner.

The floor plan for the second floor is as follows:

- Bedroom 3**: Located at the top left of the floor plan.
- Bedroom 2**: Located at the top right of the floor plan.
- Landing**: A central area containing a staircase with an arrow pointing downwards.
- Bathroom**: Located to the right of the landing, containing a toilet labeled **CBD**.
- En-suite Shower Room**: Located at the bottom left, accessible from the landing.
- Bedroom 1**: A large room located at the bottom right of the floor plan.

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 red brick house with a dark tiled roof. The front facade features a central entrance with a small porch supported by a dark roof. The porch has two white-framed doors and two small windows. To the left of the porch is a larger white-framed window, and to the right is another larger white-framed window. Above the porch, there are three small white-framed windows. The house is set on a gravel driveway with a paved path leading to the front door. A white car is parked on the right side of the driveway. The sky is blue with some clouds.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Central heating radiator, staircase with handrail providing access to the first floor landing and two doors leading to the downstairs W.C. and living room.

DOWNSTAIRS W.C.

5'5" x 2'8" [1.67m x 0.83m]

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



LIVING ROOM

14'3" x 11'10" [4.36m x 3.63m]

UPVC double glazed window overlooking the front aspect and central heating radiator. Door providing access to a useful understairs storage cupboard and a further door leading into the modern kitchen diner.



KITCHEN DINER

15'3" x 8'9" [4.66m x 2.67m]

Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with extractor hood above, integrated fridge with separate integrated freezer below, space and plumbing for a washing machine and space and plumbing for a full size dishwasher. UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors opening directly onto it. Central heating radiator and combination condensing boiler housed within one of the kitchen cupboards.

FIRST FLOOR LANDING

Loft access and five doors providing access to three bedrooms, the house bathroom and a large storage cupboard.

BEDROOM ONE

11'10" x 9'8" [3.61 x 2.96]

UPVC double glazed window overlooking the front elevation, central heating radiator and mechanical ventilation to the ceiling. Two doors provide access to a useful storage cupboard over the stair bulkhead and the en suite shower room.



EN SUITE SHOWER ROOM

6'4" x 5'4" [1.94m x 1.63m]

Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and corner shower enclosure with double glazed doors and mixer shower. Fully tiled walls within the shower enclosure, part tiled walls elsewhere, central heating radiator, frosted UPVC double glazed window overlooking the front elevation and extractor fan to the ceiling.



BEDROOM TWO

8'8" x 7'6" [2.65m x 2.31m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and mechanical ventilation to the ceiling.



BEDROOM THREE

7'6" x 6'5" [2.31m x 1.96m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and mechanical ventilation to the ceiling.

HOUSE BATHROOM

5'11" x 5'7" [1.82m x 1.71m]

Fitted with a three piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush W.C. Part tiled walls, central heating radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE

To the front is a double width tarmacadam driveway providing off road parking for two vehicles. A paved pathway leads directly to the front entrance door, with low maintenance pebbled borders. A further paved pathway leads through a timber gate to the enclosed rear garden. Electric vehicle charging point mounted to the front wall. To the rear is an enclosed garden with a paved patio area and pleasant lawn. Timber panel fencing encloses the garden to three sides. External water connection beneath the kitchen window.



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 Ossett 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.