

The floor plan shows a rectangular layout. The top half is occupied by the **Kitchen/Dining Room**, which features a bay window on the top wall. The bottom half is the **Living Room**, which has a fireplace on the left wall and a bay window on the bottom wall. To the right of the Living Room is the **Entrance Hall**, which contains a staircase with an arrow pointing upwards. Adjacent to the Entrance Hall is a **WC** (toilet). Arched doorways connect the rooms to the central hall.

The floor plan shows a rectangular layout. On the left side, there are three rooms: **Bedroom 1** at the top, **En-suite Shower Room** in the middle, and **Bedroom 2** at the bottom. On the right side, there are two rooms: **Bedroom 3** at the top and **Bedroom 4** at the bottom. A **Bathroom** is located between **Bedroom 3** and **Bedroom 4**. A central **Landing** area connects all rooms and features a staircase with an arrow pointing downwards, indicating access to the lower floor. The plan uses thick black lines for walls and curved lines for door openings.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, on the left, is a white outline of a house. To the right of the house outline, the name "Richard Kendall" is written in a large, white, serif font, with "Richard" on the top line and "Kendall" on the bottom line. Below the name, the words "Estate Agent" are written in a smaller, white, sans-serif font.

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Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

16'9" x 7'2" [max] x 3'8" [min] [5.12m x 2.2m [max] x 1.12m [min]]

Composite front entrance door, stairs to the first floor landing with understairs storage cupboard, central heating radiator and doors to the downstairs w.c., living room and kitchen/diner.

W.C.

6'8" x 2'11" [2.05m x 0.9m]

UPVC double glazed frosted window to the front, tiled flooring, central heating radiator, low flush and pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

16'9" x 10'2" [5.12m x 3.1m]

UPVC double glazed windows to the side and front with built in shutters, tiled flooring and central heating radiator.



KITCHEN/DINER

17'7" x 11'6" [5.36m x 3.53m]

Range of modern shaker style wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer, integrated double oven, four ring gas hob with extractor hood. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Central heating radiator, tiled flooring, UPVC double glazed window and a set of French doors to the rear garden.



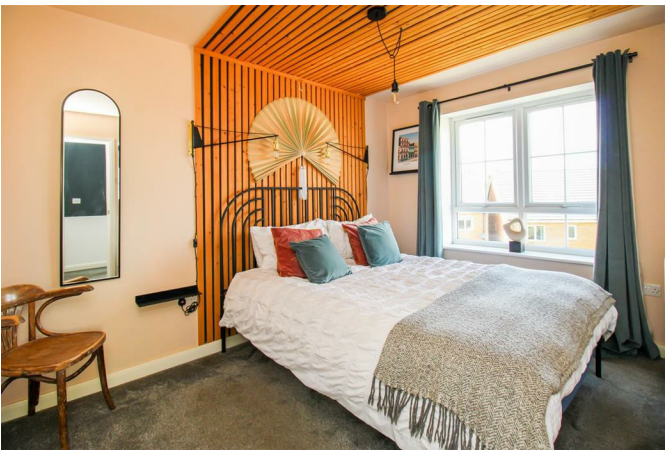
FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the side, loft access, overstairs storage cupboard, doors to four bedrooms and house bathroom.

BEDROOM ONE

11'5" x 8'2" [3.5m x 2.5m]

UPVC double glazed window to the rear, central heating radiator and door leading into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'0" x 4'11" [2.45m x 1.52m]

Low flush w.c., pedestal wash basin with mixer tap and double shower cubicle with mains showerhead attachment. UPVC double glazed frosted window to the side, central heating radiator, spotlights and extractor fan.



BEDROOM TWO

8'2" x 11'7" [2.5m x 3.55m]

UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

9'2" x 7'2" [max] x 6'3" [min] [2.81m x 2.2m [max] x 1.91m [min]]

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

BEDROOM FOUR

6'7" x 9'2" [2.02m x 2.8m]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

5'7" x 6'10" [1.72m x 2.1m]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath. UPVC double glazed frosted window to the side, spotlights, extractor fan and central heating radiator.



OUTSIDE

To the front is a wood chipped garden with paved pathway to the front door and driveway running down the side of the property providing off road parking for three vehicles. To the rear is a generous sized garden, mainly laid to lawn with wood chipped and planted areas. There are paved and decked patio areas, perfect for outdoor dining and entertaining, the garden is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Normanton 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.