





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage, an opening to the kitchen and further opening to the living room.

KITCHEN

10'6" x 9'11" [max] x 5'6" [min] [3.21m x 3.04m [max] x 1.68m [min]]
Range of modern wall and base units with quartz work surface over, inset 1 1/2 sink and drainer with mixer tap, space and plumbing for a Range style cooker, integrated microwave, integrated slimline dishwasher and space and plumbing for a fridge/freezer. An opening back to the entrance hall, UPVC double glazed window to the rear, coving to the ceiling and spotlights to the ceiling.



DINING ROOM

8'5" x 10'1" [max] x 8'11" [min] [2.57m x 3.07m [max] x 2.72m [min]]
Set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling, coving to the ceiling, central heating radiator and an opening to the kitchen.



LIVING ROOM

13'1" x 10'2" [4.0m x 3.1m]
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and an opening to the dining room.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, dado rail, loft access and doors to three bedrooms and the house shower room.

BEDROOM ONE

12'0" x 10'2" [max] x 8'11" [min] [3.67m x 3.11m [max] x 2.74m [min]]
Coving to the ceiling, central heating radiator, fitted storage area with cupboard and shoe storage. UVPC double glazed window to the rear with far reaching views of farmers fields and Leeds city centre.



BEDROOM TWO

12'0" x 10'1" [3.67m x 3.09m]
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM THREE

7'3" x 7'2" [2.22m x 2.2m]
Central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

SHOWER ROOM/W.C.

7'2" x 5'5" [2.19m x 1.67m]
Three piece suite comprising low flush w.c., ceramic wash basin with storage below and mixer tap, double shower cubicle with overhead shower. UPVC double glazed frosted window to the rear, coving to the ceiling, spotlights, ladder style radiator and partially tiled.



OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for two vehicles with planted borders and access to the attached garage. To the rear is a landscaped garden with an attractive lawn, composite perfect for outdoor dining and entertaining purposes and a decked patio area with pizza oven and copy over. The rear garden is enclosed by walls and timber fencing with far reaching rural views and views of Leeds.



GARAGE

20'4" x 8'9" [6.21m x 2.67m]
Up and over door to the front and UPVC double glazed frosted door to the rear. Central heating radiator, power, light and tap. Base units with laminate work surface over, integrated under counter fridge and loft access for storage.

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 Pontefract 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.