





ACCOMMODATION

RECEPTION HALL

18'8" x 5'10" (5.7m x 1.8m)

With a composite front entrance door, wood strip flooring, stairs to the first floor and central heating radiator.

GUEST CLOAKROOM/W.C.

4'11" x 2'7" (1.5m x 0.8m)

Two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator and extractor fan.

LIVING ROOM

15'8" x 10'9" (4.8m x 3.3m)

Splay bay window to the front, two double central heating radiators, engineered wood flooring, double doors to the adjoining dining room and a feature Limestone fireplace with living flame coal effect gas fire.

DINING ROOM

10'9" x 9'10" (3.3m x 3m)

With double French doors out to the patio to the rear, wood strip flooring and a central heating

radiator.

KITCHEN

10'5" x 9'6" plus 6'6" x 5'10" (3.2m x 2.9m plus 2.0m x 1.8m)

With windows to both the rear and side, double central heating radiator and fitted with a good range of wooden fronted wall and base units with laminate worktops and tiled splashbacks, inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in oven, integrated dishwasher, fridge and freezer, space for an additional tall fridge freezer and to the dining area at the side a connecting door through to the utility room.

UTILITY ROOM

5'6" x 5'2" (1.7m x 1.6m)

Composite rear door to the patio at the rear. Fitted with matching range of units with laminate worktop and a further stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer. Wall mounted Ideal Logic gas fired central heating boiler.

FIRST FLOOR LANDING

Central heating radiator, loft access hatch and a built in airing cupboard housing the insulated hot water cylinder as well as an additional separate linen cupboard.

BEDROOM ONE

12'9" x 11'1" plus recess to wardrobe (3.9m x 3.4m plus recess to wardrobe)

Double fronted wardrobe, window to the front and central heating radiator. Connecting door through to the en suite/w.c.

EN SUITE/W.C.

8'2" x 5'2" (max) (2.5m x 1.6m (max))

Part tiled walls and floor. Frosted window to the front. Fitted with a three piece white and chrome suite comprising shower cubicle with folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator and extractor fan.

BEDROOM TWO

15'5" x 10'9" (max) (4.7m x 3.3m (max))

Window to the front, double central heating radiator and a useful over stair cupboard.

BEDROOM THREE

11'9" x 9'6" (3.6m x 2.9m)

Window to the rear and a central heating radiator.

BEDROOM FOUR

13'9" x 8'2" (max) (4.2m x 2.5m (max))

Window overlooking the rear garden, central heating radiator and a full width range of full height fitted wardrobes.

BATHROOM/W.C.

7'2" x 6'6" (2.2m x 2.0m)

Frosted window to the rear, part tiled walls and tiled floor. Modern white and chrome three piece suite comprising panelled bath with shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator and extractor fan.

OUTSIDE

To the front there is a double width drive leading

to the integral garage. The front garden is laid mainly to lawn with a paved pathway to the front entrance door. To the rear there is a professionally landscaped garden and thoughtfully designed for low maintenance and with paved patio seating areas, crushed slate features and established shrubbery bed.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

COUNCIL TAX BAND

The council tax band for this property is E

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.