



ACCOMMODATION

ENTRANCE HALL

Composite front entrance doors leads into the entrance hall. UPVC double glazed frosted window to the front, porcelain tiled floor, central heating radiator, doors to the downstairs w.c. and open plan living/kitchen/dining room.

W.C.

4'11" x 6'6" (1.51m x 1.99m)

Two piece suite comprising low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap, part tiled walls, UPVC double glazed frosted window to the front, inset spotlights to the ceiling, porcelain tiled floor, central heating radiator and ceiling extractor fan.

OPEN PLAN LIVING/KITCHEN/DINER

16'9" x 27'6" max x 20'8" min (5.13m x 8.40m max x 6.31m min)

Porcelain tiled floor throughout. The kitchen area has a range of wall and base high gloss units with chrome handles, laminate work surfaces, laminate upstands, 1 1/2 stainless steel sink and drainer with

chrome mixer tap, integrated oven and grill, integrated microwave oven, four ring Induction hob with cooker hood over and glass splashback. Integrated fridge and freezer, pull out pan drawers, integrated Hoover dishwasher. Three central heating radiators, UPVC bi-folding doors to the landscaped rear garden, double doors with chrome handles into the utility cupboard and a staircase leads to the first floor landing. Inset spotlights and extractor fan to the ceiling. UPVC double glazed window to the front.

UTILITY AREA

Laminate work surface, plumbing and drainage for a washing machine, shelving, porcelain tiled floor, extractor fan and power.

FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the side, doors leading to the three bedrooms and the modern house bathroom/w.c. Boiler cupboard over stairs.

BEDROOM ONE

9'2" x 13'3" max x 9'9" min (2.80m x 4.06m max x 2.99m min)

Ceiling fan, UPVC double glazed window to the rear, loft access, central heating radiator, door providing access to the modern en suite shower room/w.c. Sliding doors to the built in double wardrobe.

EN SUITE SHOWER ROOM/W.C.

3'10" x 7'6" (1.18m x 2.29m)

Low flush w.c., wall hung wash basin built into a vanity drawer with chrome mixer tap, walk in shower cubicle with chrome rain shower head and shower attachment. Inset spotlights to the ceiling, extractor fan to the ceiling, part tiled walls, tiled floor, chrome ladder style radiator, high gloss cupboard with glass shelving.

BEDROOM TWO

9'1" x 9'10" (2.79m x 3.01m)

Central heating radiator, UPVC double glazed window to the front, built in double wardrobe with sliding door.

BEDROOM THREE

9'3" x 7'4" (2.83m x 2.24m)

Central heating radiator, UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.

6'3" x 7'1" (1.93m x 2.16m)

Panelled bath with flush mixer tap, pull out shower attachment and chrome rain shower head with mixer shower and shower screen. Low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap and vanity drawer. Part tiled walls, shaver socket point, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the front, chrome ladder style radiator.

OUTSIDE

To the front there is a paved pathway to the front entrance door with a covered porch and outside light. Tarmacadam tandem driveway providing off road parking for two cars. Outside lighting to the

side. The rear garden has paved patio areas and attractive lawned garden with slate borders and plants. Timber panelled fence surrounds. Timber gate, outside sensor lighting and water point.

COUNCIL TAX BAND

The council tax band for this property is C

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.

VIEWINGS

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