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ACCOMMODATION

ENTRANCE HALL

Front entrance door with frosted glass pane into the entrance hall. Doors to the lounge dining room, a storage cupboard, downstairs W.C. and an opening to the kitchen.

DOWNSTAIRS W.C.

2'9" x 5'6" [0.85m x 1.7m]

Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with tiled splashback.

KITCHEN

8'0" x 6'5" [2.45m x 1.98m]

UPVC double glazed window to the front. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above. Integrated oven, space and plumbing for a washing machine, space for a fridge freezer.

LOUNG/DINER

14'10" x 12'10" [max] x 10'0" [min] [4.54m x 3.93m [max] x 3.06m [min]]

UPVC double glazed French doors to the rear, stairs providing access to the first floor landing, two central heating radiators.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

8'0" x 12'11" [2.45m x 3.95m]

Two UPVC double glazed windows to the front, central heating radiator.



BEDROOM TWO

8'1" x 12'11" [max] x 9'5" [min] [2.47m x 3.95m [max] x 2.88m [min]]

UPVC double glazed window to the rear, central heating radiator, storage cupboard.



BATHROOM

6'4" x 6'5" [1.94m x 1.96m]

Black ladder style central heating radiator, half tiling, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, tiled in bath with mixer tap, mains fed overhead shower and showerhead attachment with glass shower screen.



OUTSIDE

To the front of the property is off road parking for two vehicles on a tarmacadam driveway, one of which being shared with number 30. There is a paved pathway leading to the front door with a slate, pebbled and shrubbed area with access to an brick built outside store. To the rear of the property, the garden is fairly low maintenance and mainly pebbled, it incorporates both a block paved and decked patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing with space for a garden shed.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

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

VIEWINGS

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