

The floor plan shows a rectangular layout. On the left is a large **Garage**. To its right is the **Kitchen/Diner** area. Below the Kitchen/Diner is the **Living Room**. A central **Entrance Hall** contains a staircase and provides access to the Kitchen/Diner, Living Room, and a **WC** (toilet) located between the Garage and the Living Room. The plan includes various door swings and window placements.

The floor plan shows a rectangular layout with a central hallway. On the left side, there is a staircase leading down. The rooms are labeled as follows:

- Bedroom 2**: Located in the top-left corner.
- Bedroom 3**: Located in the top-right corner.
- Bathroom**: Located in the middle-right section, adjacent to Bedroom 3.
- Bedroom 1**: Located in the bottom-right corner.
- Bedroom 4**: Located in the bottom-left corner, adjacent to the staircase.

The plan includes door swings and a central hallway connecting the rooms.

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

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ACCOMMODATION

ENTRANCE HALL

Laminate flooring, a central heating radiator, a staircase leading to the first floor, and a UPVC double glazed window to the side elevation. Doors lead through to the living room, kitchen diner, and downstairs w.c.

LIVING ROOM

15'5" x 10'11" [4.72m x 3.33m]

Laminate flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



W.C.

2'6" x 5'3" [0.77m x 1.62m]

Laminate flooring, a wall mounted wash basin and tiled splashback, a low flush w.c., a central heating radiator, and a frosted UPVC double glazed window to the side elevation.

KITCHEN DINER

17'4" x 10'2" [5.29m x 3.11m]

Fitted with a shaker style range of wall and base units, integrated double oven, four ring hob with extractor fan above, ceramic sink with mixer tap and drainer, and laminate work surfaces. Space and plumbing for a washing machine and space for a fridge freezer. Tiled flooring, a central heating radiator and UPVC double glazed windows overlooking the rear elevation and patio.



FIRST FLOOR LANDING

Carpeted flooring, a central heating radiator, loft access, and a UPVC double glazed window to the side elevation. Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

9'1" x 11'6" [2.78m x 3.51m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



BEDROOM TWO

8'3" x 11'4" [2.54m x 3.46m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

8'5" x 7'6" [2.58m x 2.29m]

Carpeted flooring, a central heating radiator, and a UAPVC double glazed window overlooking the rear elevation.



BEDROOM FOUR

7'9" x 11'4" [2.38m x 3.46m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window.

HOUSE BATHROOM/W.C.

5'11" x 5'2" [1.81m x 1.59m]

Linoleum flooring, a central heating radiator, a low flush w.c., pedestal

wash basin with hot and cold taps and tiled splashback, a panelled bath with mixer tap and overhead shower, full height tiling to the bath area, a frosted UPVC double glazed window to the side elevation and an extractor fan.



OUTSIDE

To the front elevation, the property benefits from a gravelled area providing potential off street parking for two vehicles. A flagged pathway leads to a composite entrance door, with an additional driveway providing further parking for two vehicles and access to the attached brick built garage with a manual up and over door. The rear garden features a porcelain tiled patio arranged over three sections, an artificially lawned area with sleeper borders, and is fully enclosed by timber fencing and a brick wall. There is access into the attached garage and an extended side plot.



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 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.