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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leading into the entrance hall with engineered wood flooring, central heating radiator and staircase leading to the first floor landing. Door leading into the living room.

### LIVING ROOM

11'2" x 15'9" [3.41m x 4.81m]  
UPVC double glazed window to the front aspect, central heating radiator and engineered wood flooring. Double timber doors leading through to the kitchen diner.



### KITCHEN/DINER

10'2" x 18'4" [3.12m x 5.60m]  
Fitted with a range of wall and base units with laminate work surface and upstands, integrated twin oven and grill with four ring gas hob and cooker hood above, and 1.5 stainless steel sink with swan neck mixer tap. Integrated dishwasher, fridge and freezer. UPVC double glazed French doors leading to the rear garden and additional UPVC double glazed window to the rear. Breakfast bar seating for three, central heating radiator, plinth lighting and doors to the understairs storage cupboard and utility room.



### UTILITY ROOM

5'2" x 7'0" [1.59m x 2.15m]  
Laminate work surface with plumbing for a washing machine and space for a dryer. Composite side entrance door, wall mounted extractor fan and central heating radiator.

### W.C.

2'10" x 5'3" [0.88m x 1.61m]  
Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator and frosted UPVC double glazed window to the rear.

### FIRST FLOOR LANDING

Loft access, storage cupboard with fitted shelving and doors leading to four bedrooms and the house bathroom.

### BEDROOM ONE

13'6" [max] x 10'3" [min] x 12'5" [4.14m [max] x 3.14m [min] x 3.80m]  
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with mirrored sliding doors, drawers and shelving. Additional storage cupboard over the bulkhead of the stairs and door leading to the en suite.



### EN SUITE SHOWER ROOM/W.C.

6'0" x 4'11" [1.84m x 1.52m]  
Pedestal wash basin with mixer tap and tiled splashback, low flush W.C. and enclosed shower cubicle with bi-folding glass door and mixer shower. Frosted UPVC double glazed window to the side, central heating radiator and extractor fan.



### BEDROOM TWO

12'2" x 9'3" [3.72m x 2.83m]  
UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

9'3" x 9'7" [2.82m x 2.94m]  
UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

7'2" x 9'7" [2.20m x 2.94m]  
UPVC double glazed window to the rear elevation and central heating radiator.

### HOUSE BATHROOM/W.C.

6'3" x 6'9" [1.93m x 2.08m]  
Panelled bath with mixer tap and glass screen with electric shower over, pedestal wash basin with mixer tap and tiled splashback, low flush W.C., central heating radiator and frosted UPVC double glazed window to the rear. Extractor fan and shaver point.



### OUTSIDE

To the front, there is a double tarmac driveway providing off road parking for two vehicles, leading to an integral single garage with up and over door, power and lighting. Lawned garden with central paved pathway leading to the front door, covered porch, electric car charging point and gated side access. To the rear, there is a paved patio area with water point, leading to a good sized lawned garden enclosed by timber fencing. External lighting and timber lean-to shed providing useful storage.



### LEASEHOLD

The service charge is £99.34 [pa] and the ground rent is £225 [pa]. The remaining term of the lease is 989 years [2026]. A copy of the lease is held on our file at the Pontefract office.

### 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.