



ACCOMMODATION

LIVING ROOM

14'3" x 13'1" [4.35m x 4.00m]

A frosted UPVC double glazed entrance door leads into the living room. There is a UPVC double glazed window to the front, coving to the ceiling, decorative wall panelling, a central heating radiator and an opening leading into the kitchen diner.



KITCHEN DINER

12'2" x 9'10" [3.71m x 3.00m]

The kitchen diner has a UPVC double glazed window overlooking the rear, a door leading to the staircase to the first floor landing and access to the understairs storage cupboard. There is also an opening leading into the utility room and a central heating radiator. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a

stainless steel sink and drainer. There are tiled splashbacks and space with plumbing for a gas cooker.

UNDERSTAIRS STORAGE CUPBOARD

Provides useful storage space and room for a fridge freezer.

UTILITY ROOM

6'2" x 2'11" [1.90m x 0.90m]

A frosted UPVC double glazed door leading to the rear, a door providing access to the bathroom and a washing machine.



BATHROOM/W.C.

6'2" x 5'3" [1.90m x 1.62m]

A frosted UPVC double glazed window overlooking the rear, a central heating radiator, a low flush WC, a pedestal wash basin and a panelled bath with an electric shower attachment over. The walls are partially tiled.



FIRST FLOOR LANDING

An opening leading into bedroom one and a door providing access to bedroom two.

BEDROOM ONE

14'2" x 13'2" [4.33m x 4.02m]

A UPVC double glazed window overlooking the front, coving to the ceiling, large wardrobe and a central heating radiator.



BEDROOM TWO

12'3" x 10'0" [3.75m x 3.05m]

A UPVC double glazed window overlooking the rear, coving to the ceiling, a central heating radiator, access to a storage cupboard and a fitted wardrobe.



OUTSIDE

To the front of the property, there is on street permit parking. To the rear, there is a low maintenance concrete courtyard, ideal for outdoor dining and entertaining. The courtyard is enclosed by brick walls and timber fencing, with a timber gate providing access to the rear, where there is a single semi-detached garage.



GARAGE

18'0" x 8'11" [5.50m x 2.72m]

A set of timber double doors providing vehicular access from the rear, together with a separate side access door.



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.

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.