



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, loft access, fitted storage cupboard with sliding doors, an opening to the kitchen and door to the living room.

KITCHEN

10'0" x 7'10" [3.06m x 2.41m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer and breakfast bar with matching work surface over. UPVC double glazed window to the front.

LIVING ROOM

17'5" x 11'8" [max] x 10'11" [min] [5.31m x 3.56m [max] x 3.34m [min]]

UPVC double glazed box window to the front, coving to the ceiling, ceiling rose, door to a further hallway, electric storage heater and gas fireplace with marble hearth, surround and wooden mantle.



HALLWAY

Doors to two bedrooms and bathroom.

BEDROOM ONE

8'9" x 11'9" [2.68m x 3.6m]

Electric storage heater, UPVC double glazed window to the rear and ceiling rose.



BEDROOM TWO

8'11" x 11'1" [2.73m x 3.4m]

An opening through to the conservatory, coving to the ceiling, ceiling rose and electric storage heater.



BATHROOM/W.C.

8'1" x 4'7" [2.47m x 1.42m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap. Electric towel rail radiator.



CONSERVATORY

7'3" x 9'8" [2.22m x 2.97m]

Surrounded by UPVC double glazed windows with a set of

French doors to the rear garden and electric storage heater.



OUTSIDE

To the front of the property is a lawned garden with planted borders and gated driveway providing off road parking for several vehicles leading to the single detached garage with up and over door. To the rear is a landscaped garden mainly laid to lawn with pebbled areas and mature shrubs, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.