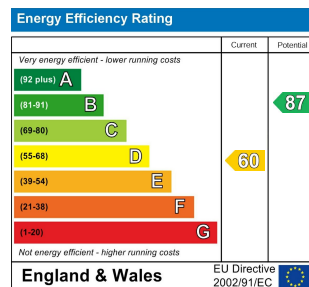


The floor plan shows a rectangular flat with the following layout:

- Kitchen/Diner:** Located at the top of the plan, containing a sink, a stove, and a refrigerator.
- Living Room:** The central and largest room, featuring a fireplace on the left wall, a large sofa on the right wall, and a coffee table in the center.
- WC:** A small bathroom located on the left side, adjacent to the living room.
- Entrance Hall:** Situated at the bottom left, containing a coat rack and a small table.
- Stairs:** A set of stairs leading down is located on the left side, near the entrance hall.

The floor plan shows a rectangular layout. At the top is a large rectangular area labeled "Bedroom 2". To its left is a smaller rectangular area labeled "Bathroom". Below the Bathroom is a "Landing" area. To the right of the Landing is a large rectangular area labeled "Bedroom 1". A staircase is located on the left side of the Landing, with steps leading down. A thick black line runs horizontally across the middle of the plan, separating the upper and lower sections. There are several door openings: one from the Landing into Bedroom 2, one from the Landing into Bedroom 1, and one from the Bathroom into the Landing. A small rectangular area is also shown in the bottom right corner of Bedroom 1.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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For Sale Freehold £110,000

The property briefly comprises an entrance hall with stairs leading to the first floor and access into the living room. The living room leads through to a downstairs WC and into a spacious kitchen diner, which in turn provides access to the rear garden. To the first floor, there is access to the loft, two double bedrooms, a useful storage cupboard, and the house bathroom. Externally, the property benefits from on street parking to the front. To the rear, the garden is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. The garden also features a decorative pebble border and is fully enclosed by walls and timber fencing, with a rear gate, making it suitable for both pets and children.

An internal inspection is highly recommended to fully appreciate all that this fantastic property has to offer. Early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, with stairs providing access to the first floor landing, a central heating radiator, and a door leading through to the living room.

LIVING ROOM

9'10" x 15'7" [max] x 8'8" [min] [3.02m x 4.75m [max] x 2.65m [min]]

A UPVC double glazed window to the front elevation, coving to the ceiling, and a central heating radiator. There is access to the downstairs WC and kitchen diner, along with a gas fireplace featuring a marble surround and wooden mantel.



DOWNSTAIRS W.C.

9'4" x 2'6" [2.85m x 0.77m]

Fitted with a low flush WC and an extractor fan.

KITCHEN DINER

7'4" x 13'1" [2.25m x 4.0m]

A UPVC double glazed window to the rear and a composite rear access door. Featuring spotlights and coving to the ceiling, a central heating radiator, and a Vaillant combi boiler. The kitchen is fitted with a range of wall and base units with work surfaces over, a stainless steel sink and drainer with mixer tap, tiled splashbacks, a four-ring gas hob with extractor above, and an integrated oven. There is also space and plumbing for a washing machine and space for an American style fridge freezer.

FIRST FLOOR LANDING

With loft access, a UPVC double glazed window to the side elevation, and doors leading to two bedrooms, and the house bathroom.

BEDROOM ONE

9'11" x 11'9" [max] x 8'9" [min] [3.04m x 3.60m [max] x 2.68m [min]]

A UPVC double glazed window to the front elevation, coving to the ceiling, a central heating radiator, and a useful over stairs storage cupboard.



BEDROOM TWO

8'2" x 11'0" [2.50m x 3.37m]

A UPVC double glazed window to the rear elevation, coving to the ceiling, and a central heating radiator.



HOUSE BATHROOM

4'3" x 7'11" [1.32m x 2.42m]

A frosted UPVC double glazed window to the side elevation, spotlights and coving to the ceiling, and a central heating radiator. Fitted with a low flush WC, pedestal wash basin, and a panelled bath with electric shower over and glass shower screen. The room also benefits from full tiling and an extractor fan.



OUTSIDE

To the front of the property there is on-street parking. To the rear, the garden is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. The garden also features a decorative pebble border and is fully enclosed by walls and timber fencing, with a rear access gate—making it ideal for both pets and children.



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 Pontefract office and they will be pleased to arrange a suitable appointment.