



## A two-story white brick house with a tiled roof and a prominent chimney. The house features a rear extension with a wooden wall and large glass doors. The property is set in a garden with a green lawn, various shrubs, and a wooden fence. The sky is clear and blue.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



## ACCOMMODATION

### ENTRANCE HALL

A UPVC glazed rear entrance door, laminate flooring and provides access to the downstairs bathroom and the utility room, with a feature archway opening through into the modern kitchen.

### BATHROOM/W.C.

5'7" x 16'3" [1.72m x 4.96m]

A fitted with a four piece suite including a curved panel bath with chrome waterfall mixer tap and a large enclosed shower cubicle with mixer shower and rain shower head. A low flush w.c. with concealed cistern set within high gloss vanity units with a laminate work surface, together with a ceramic sink with chrome waterfall mixer tap and vanity mirror above. A chrome heated towel rail and laminate tiled flooring. Two frosted windows, one to the rear and one to the side providing natural light.



### UTILITY ROOM

8'11" x 10'1" [2.72m x 3.09m]

A range of high gloss wall and base units with laminate work surfaces, space for a large freestanding fridge/freezer, plumbing and drainage for a

washing machine and space for a dryer beneath the counter. Laminate flooring, a central heating radiator and strip lighting.

### KITCHEN

10'0" x 10'9" [3.05m x 3.28m]

A range of wall and base units with laminate worktops and tiled splashback. 1.5 stainless steel sink and drainer with mixer tap, twin integrated oven and grill, a separate five burner gas hob with cooker hood above and a curved glass surround. A UPVC double glazed window overlooking the rear aspect, inset ceiling spotlights, laminate flooring, a central heating radiator and integrated fridge and dishwasher. A staircase leads from the kitchen to the first floor landing, where doors give access to the understairs storage cupboard and the lounge diner.

### LOUNGE/DINER

11'10" [min] x 15'3" [max] x23'5" [3.62m [min] x 4.66m [max] x7.15m]

A UPVC double glazed window to the front elevation along with UPVC double glazed French doors also opening to the front. Inset ceiling spotlights and two central heating radiators.



### FIRST FLOOR LANDING

A UPVC double glazed window overlooking the rear elevation and leads through to two bedrooms. A door on the landing also houses the staircase leading up to bedroom three on the second floor.

### BEDROOM ONE

12'0" x 14'1" [3.67m x 4.30m]

A UPVC double glazed window facing the front elevation and a central heating radiator.



### BEDROOM TWO

7'7" x 10'1" [2.32m x 3.08m]

A UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BEDROOM THREE

13'1" x 11'6" [4.01m x 3.53m]

Located on the upper floor, bedroom three features a UPVC double glazed window to the side elevation along with an additional UPVC double glazed Velux style roof window, and a central heating radiator.



### OUTSIDE

The front garden includes a timber decked patio area beneath a timber pergola with a plastic roof, a pleasant lawned section and a timber shed positioned in the corner. Planted borders run along three sides, enclosed by timber panel fencing. To the rear, a timber gate provides access from the road, leading to a block paved pathway and the rear UPVC entrance door to the hall. The rear also includes a partially completed extension structure offering potential for future development, subject to any necessary consents.



### PLEASE NOTE

Interested parties should note that the existing side extension and the partially completed extension to the rear do NOT have the necessary Planning Permission or Building Control consents. Further details are available on request.

### 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.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.