



A photograph of a modern, two-story red brick house with a grey tiled roof. The house features large bay windows with white frames and blue shutters. A dark blue front door is centrally located. The property is surrounded by a wooden fence and a paved driveway. A road with other houses is visible in the background.

A full internal inspection is essential to fully appreciate the size, versatility, and quality of accommodation on offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass panel with decorative wall panelling, central heating radiator, staircase to the first floor landing with useful understairs storage, and doors providing access to the living room, sitting room, and opening through to the kitchen dining room and utility/w.c.

LIVING ROOM

13'2" [max] x 9'8" [min] x 3'11" [4.02m [max] x 2.96m [min] x 1.21m]

A UPVC double glazed bay window to the front elevation, a central heating radiator, and a media wall with a built-in electric fireplace with live flame effect.



SITTING ROOM

18'2" [max] x 10'8" [min] x 9'2" [5.56m [max] x 3.27m [min] x 2.80m]

A central heating radiator, a UPVC double glazed window to the side elevation, a decorative fireplace with tiled hearth and surround, and a set of bi-folding doors opening onto the rear garden.

UTILITY/W.C.

11'11" [max] x 8'4" [min] x 5'10" [3.65m [max] x 2.55m [min] x 1.80m]

A UPVC double glazed window to the rear elevation, modern base units with wooden work surfaces, a stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, and a low flush WC.

KITCHEN DINER

23'9" [max] x 10'10" [min] x 3'3" [7.24m [max] x 3.32m [min] x 1.00m]

A range of modern wall and base units with granite work surfaces, incorporating a 1.5 sink and drainer with mixer tap, a four ring induction hob, integrated oven, and space for an American-style fridge freezer. UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the rear, a composite side door with frosted glass panel and a central heating radiator.



FIRST FLOOR LANDING

Loft access and doors leading to five bedrooms, the house bathroom, and the shower room.

BEDROOM ONE

18'3" [max] x 10'8" [min] x 9'6" [5.58m [max] x 3.27m [min] x 2.90m]

Two UPVC double glazed windows, one to the rear elevation and one to the side elevation, along with a central heating radiator.



BEDROOM TWO

13'9" [max] x 10'9" [min] x 5'10" [4.20m [max] x 3.30m [min] x 1.80m]

A UPVC double-glazed bay window to the front elevation and a central heating radiator.



BEDROOM THREE

11'8" [max] x 10'9" [min] x 3'3" [3.57m [max] x 3.30m [min] x 1.00m]

A UPVC double-glazed bay window to the front elevation and a central heating radiator.

BEDROOM FOUR

10'11" [max] x 8'10" [min] x 7'4" [3.33m [max] x 2.70m [min] x 2.25m]

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



BEDROOM FIVE

8'1" [max] x 6'5" [min] x 5'10" [2.48m [max] x 1.97m [min] x 1.80m]

A UPVC double glazed window to the rear elevation, a central heating radiator, and a useful storage cupboard.

BATHROOM/W.C.

9'0" [max] x 5'8" [min] x 3'9" [2.75m [max] x 1.75m [min] x 1.15m]

An extractor fan, central heating radiator, fitted storage cupboard, frosted UPVC double glazed window to the rear elevation, low flush WC, wash basin and a tiled-in bath with mixer tap and mains-fed overhead shower with shower head attachment and glass shower screen, with full tiling.



SHOWER ROOM/W.C.

5'8" x 3'8" [1.75m x 1.12m]

An extractor fan, built-in wash basin with mixer tap, and a shower cubicle with mains-fed overhead shower, shower attachment, glass shower screen, and full tiling.

OUTSIDE

To the front of the property is a low maintenance garden, predominantly paved, with a block paved driveway providing off road parking for at least three vehicles. Timber fencing and wall boundaries enclose the area, with both single and double timber gates providing access. The rear garden is also low maintenance, incorporating stone paving, walkway paving, and concrete patio areas, ideal for outdoor dining and entertaining. A further driveway leads to a single detached garage, with additional space and plumbing suitable for a hot tub. The garden is fully enclosed by walls and timber fencing, with an electric roller gate providing side access.



COUNCIL TAX BAND

The council tax band for this property is C.

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.