



ACCOMMODATION

ENTRANCE HALL

Entered via a frosted UPVC double glazed front door with matching side window. The welcoming entrance hall features a dado rail, central heating radiator, stairs leading to the first floor landing with understairs storage beneath, a door through to the kitchen and double doors leading into the living room.

LIVING ROOM

15'1" x 14'3" (4.60m x 4.36m)
A spacious reception room with a UPVC double glazed box bay window to the front elevation, central heating radiator, dado rail and a decorative fireplace with tiled hearth and wooden mantel. Double doors lead through to the dining room.



DINING ROOM

11'0" x 11'0" (3.37m x 3.36m)
With a serving hatch through to the kitchen, dado rail, central heating radiator and an opening through to the office/playroom.



OFFICE/PLAYROOM

6'7" x 9'4" (2.02m x 2.85m)
A versatile reception room featuring a chrome style radiator, UPVC double glazed window to the side elevation, internal window looking into the kitchen, UPVC double glazed French doors opening onto the rear garden, inset ceiling spotlights and a lantern style skylight. A pocket door leads through to the downstairs W.C.



W.C.

6'7" x 2'6" (2.01m x 0.78m)
Fitted with a low flush W.C. and wall mounted wash hand basin with mixer tap and tiled splashback. The room also benefits from an extractor fan and a UPVC double glazed window to the side elevation.

KITCHEN

13'3" x 10'2" (4.05m x 3.10m)
Fitted with a range of modern shaker style wall and base units with work surfaces over incorporating a composite sink and drainer with mixer tap. There is tiled splashback, space for a range style cooker with stainless steel extractor hood above, plumbing for a washing machine and tumble dryer, and space for an American style fridge freezer. Additional features include a chrome style radiator, UPVC double glazed box bay window to the rear elevation and a composite side entrance door with double glazed panel.

FIRST FLOOR LANDING

6'6" x 10'2" (2.00m x 3.10m)
A vaulted style ceiling, UPVC double glazed window to the side elevation, ceiling rose, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 11'1" (3.96m x 3.38m)
A well proportioned double bedroom with vaulted ceiling, UPVC double glazed window to the front elevation, dado rail and central heating radiator.



BEDROOM TWO

11'3" x 11'1" (3.45m x 3.38m)
Vaulted ceiling, UPVC double glazed window to the rear elevation, dado rail and central heating radiator.



BEDROOM THREE

10'2" x 9'5" (3.10m x 2.88m)
UPVC double glazed window to the front elevation, vaulted ceiling, central heating radiator and fitted wardrobe style storage cupboard above the bulkhead with sliding mirrored doors.

BATHROOM/W.C.

10'0" x 7'7" (3.06m x 2.32m)
Vaulted style ceiling, low flush WC, Pedestal Wash basin with mixer tap, stand alone bath with mixer tap and separate shower cubicle with mains fed overhead shower and attachment with glass shower screen. Half tiling, ladder style central heating radiator and UPVC double glazed window to the rear.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for several vehicles, enclosed by walls and iron railings with timber double gates providing access. The driveway continues to the side of the property where access is provided to a single semi-detached garage with electric roller door, power and lighting. To the opposite side is a paved seating area, ideal for outdoor dining and entertaining, with a timber gate leading through to the main rear garden. The rear garden enjoys further paved patio areas, raised pebble beds with railway sleeper borders and a generous lawned garden. Fully enclosed by walls and timber fencing, the garden is ideal for both pets and children and enjoys attractive field views to one side.



COUNCIL TAX BAND

The council tax band for this property is D.

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.