



**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



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## ACCOMMODATION

### ENTRANCE HALL

UPVC Side entrance door, range of fitted wardrobes, central heating radiator, loft access and doors to the kitchen and living room.

### KITCHEN

7'6" x 9'7" [2.31m x 2.94m]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated cooker, four ring induction hob and extractor fan. Integrated fridge/freezer, space and plumbing for a washing machine and UPVC double glazed windows to the front elevation.

### LIVING ROOM

11'5" x 18'11" [3.48m x 5.79m]

UPVC double glazed window to the front elevation, fireplace with feature surround, two central heating radiators and access providing access to the bathroom and two bedrooms.



### BATHROOM/W.C.

4'3" x 7'9" [1.32m x 2.38m]

Low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment. Tiled walls and floor, central heating radiator, chrome hand rail and UPVC double glazed frosted window to the side elevation.



### BEDROOM ONE

11'2" x 8'3" [3.42m x 2.53m]

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



### BEDROOM TWO

10'9" x 8'3" [3.30m x 2.52m]

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



### OUTSIDE

To the front is a lawned garden and block paved

driveway leading to the single detached garage with up and over door, power and light. To the rear is a lawned garden, enclosed by timber fencing.



### TENURE

This property is freehold.

### 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.