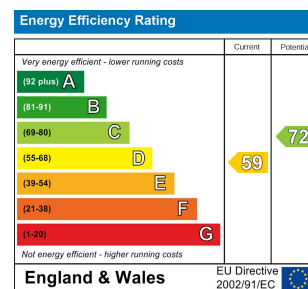


The floor plan shows a rectangular house layout. At the top left is the **Kitchen**, which has a curved wall on the top and a doorway leading to the **Entrance Hall**. To the right of the kitchen is the **Living Room**, which features a large window on the top wall and a doorway leading to the entrance hall. Below the kitchen is the **Bathroom**, which has a doorway leading to the entrance hall. The **Entrance Hall** is centrally located and provides access to the kitchen, living room, bathroom, and two bedrooms. It has a doorway leading to **Bedroom 2** on the bottom left and a doorway leading to **Bedroom 1** on the bottom right. **Bedroom 2** has a window on the bottom wall, and **Bedroom 1** has a window on the bottom wall. The walls are represented by thick black lines, and the rooms are labeled with bold black text.



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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The accommodation briefly comprises an entrance hall with loft access and doors leading to the living room, kitchen, two bedrooms and the bathroom. The kitchen provides direct access to the rear garden. To the front, the property features a lawned garden with planted borders of mature shrubs, timber fencing and paved walkways. A tarmac driveway provides off road parking and runs along the side of the property, leading to a single detached garage to the rear with a manually operated door. The rear garden is predominantly laid to lawn with a variety of mature shrubs throughout and benefits from two separate patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and hedging, making it particularly suitable for children and pets.

With its excellent potential, this property warrants a full internal inspection to fully appreciate what is on offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Double glazed frosted side entrance door, central heating radiator, loft access, and doors leading to two bedrooms, the bathroom, living room and kitchen.

LIVING ROOM

10'10" x 14'4" (3.32m x 4.38m)

UPVC double glazed window to the rear, central heating radiator, and an electric fireplace with wooden half surround and mantle.



KITCHEN

8'6" x 7'11" (2.60m x 2.42m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring hob, integrated oven, integrated fridge/freezer, and space and plumbing for a washing machine. A central heating radiator, double glazed window to the side and frosted double glazed door opening to the rear garden.

BEDROOM ONE

14'4" x 10'9" (max) x 4'11" (min) (4.37m x 3.30m (max) x 1.50m (min))

UPVC double glazed bay window to the front, central heating radiator, and a range of fitted wardrobes and storage units.



BEDROOM TWO

8'9" x 8'6" (2.67m x 2.60m)

UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.

5'6" x 6'0" (1.70m x 1.85m)

Double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin, and a panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front, the garden is laid mainly to lawn with planted bed borders incorporating a range of mature shrubs, along with timber fencing to the boundaries. A tarmac driveway provides off road parking and runs down the side of the property, leading to a single detached garage with up and over door. The rear garden is mainly laid to lawn and incorporates two paved patio areas, ideal for outdoor dining and entertaining. The garden is well stocked with mature shrubs throughout and is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Ossett 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.