





ACCOMMODATION

ENTRANCE HALL

Entrance door to entrance hall which has UPVC double glazed door to the front, UPVC double glazed window next to the entrance door, stairs leading to the first floor landing, central heating radiator. Doors to the utility room, living room, and breakfast kitchen.

LIVING ROOM

12'3" x 11'10" [3.75m x 3.62m]
UPVC triple glazed window to the front, central heating radiator, electric fire with marble back and half wooden surround.



KITCHEN/BREAKFAST ROOM

11'5" x 12'2" [3.5m x 3.73m]
UPVC double glazed window to the rear, central heating

radiator, gas fire with tiled back and wood surround. Comprising of a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer with mixer taps, space for a cooker and space for a fridge/freezer.

UTILITY ROOM

7'4" x 6'9" [2.25m x 2.07m]
UPVC double glazed window to the rear, central heating radiator, boiler housed here and doors to the downstairs W.C. and the side porch. Comprising work surfaces over with base units incorporating a stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker.



DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the side, low flush W.C..

PORCH

UPVC double glazed windows to the front side and rear, UPVC double glazed entrance door to the front, tiled flooring.

FIRST FLOOR LANDING

Doors to two bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

12'3" x 11'9" [3.75m x 3.6m]
UPVC triple glazed window to the front, central heating radiator.



BEDROOM TWO

11'6" x 12'4" [max] [3.51m x 3.77m [max]]
UPVC double glazed window to the rear, central heating radiator, airing cupboard.



BATHROOM

6'9" x 7'6" [2.06m x 2.29m]
Frosted UPVC double glazed window to the rear, central heating radiator. Comprising of a low flush W.C., pedestal wash basin and a panelled bath.



OUTSIDE

Gated access to the side providing off-street parking for one vehicle, low-maintenance flagged garden to the side and rear with plants, trees, and shrubs bordering, timber-framed shed, whilst to the front there is a stone-flagged garden with plants, trees, and shrubs bordering.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.