

The floor plan shows a rectangular layout. At the top is a large **Lounge** area with a fireplace on the left wall and a bay window on the right wall. Below the lounge is a **Kitchen/Diner** area. To the right of the kitchen/diner is a staircase and a **WC** (toilet). At the bottom right is an **Entrance Hall** with a door leading outside. The plan also shows several windows and doors throughout the rooms.

The floor plan shows a rectangular layout. At the top is a large rectangular area labeled "Bedroom 1". To the left of the center is a rectangular area labeled "Bathroom". To the right of the bathroom is a central area labeled "Landing". At the bottom is a large rectangular area labeled "Bedroom 2". A staircase is located on the right side of the landing, with an arrow indicating it leads down. The plan also shows several doorways and a small alcove in the bottom right corner.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, on the left, is a white outline of a house. To the right of the house outline, the name "Richard Kendall" is written in a large, white, serif font, with "Richard" on the top line and "Kendall" on the bottom line. Below the name, the words "Estate Agent" are written in a smaller, white, sans-serif font.

PONTEFRAC T & CASTLEFORD
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ACCOMMODATION

ENTRANCE HALL

Composite entrance door, laminate flooring, radiator, stairs to the first floor landing, recess LED spotlights and doors to the downstairs w.c. and contemporary kitchen/diner.

W.C.

Low flush w.c., wash basin with vanity cupboard, radiator, laminate flooring and UPVC double glazed frosted window to the front.

KITCHEN/DINER

9'10" [max] x 6'5" [min] x 16'2" [3.02m [max] x 1.96 [min] x 4.95m]

Contemporary grey gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring induction hob with filter hood above. Integrated fridge and freezer, integrated dishwasher, recess LED spotlights, radiator and laminate flooring. Double doors to utility area and door to the living room.



UTILITY

Work surface over, plumbing for a washing machine, space for a dryer and the boiler is housed here too.

LIVING ROOM

11'10" x 13'4" [3.61m x 4.07m]

Radiator, UPVC double glazed French doors to the rear with windows either side.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the bathroom.

BEDROOM ONE

9'9" x 11'3" [min] x 13'3" [max] [2.98m x 3.43m [min] x 4.05m [max]]

UPVC double glazed window to the rear and radiator.



BEDROOM TWO

10'4" x 9'10" [min] x 13'3" [max] [3.16m x 3.02m [min] x 4.05m [max]]

UPVC double glazed window to the front, radiator and door to airing cupboard.



BATHROOM/W.C.

6'2" x 6'10" [1.90m x 2.09m]

Low flush w.c., wash basin with vanity drawer, P-shaped panelled bath with mixer shower over and separate attachment. Fully tiled walls and floor. Heated chrome towel radiator.



OUTSIDE

To the front is a lawned garden and driveway providing off street parking. In addition there is also visitors parking close by. There is also a flagged path to the side and small lawned garden area with gated access. Attractive lawned garden to the rear incorporating flagged patio area.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Horbury 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.