





ACCOMMODATION

LOUNGE

14'6" x 12'8" [4.43 x 3.88]



CELLAR

KITCHEN

10'9" x 7'1" [3.30m x 2.15m]

Fitted wall and base units with work surface over incorporating stainless steel sink and drainer, combination boiler, integrated oven and grill, four ring gas hob with cooker hood over, central heating radiator, wood effect flooring, UPVC

double glazed window to the rear and UPVC double glazed rear entrance door. Door with staircase to the first floor landing. Understairs storage cupboard. Door to the utility/sun room.

SUN ROOM/UTILITY ROOM

16'9" x 5'11" [5.12m x 1.82m]

UPVC double glazed windows to the front and side rear. UPVC door to the side. Fitted wall and base units with work surface, plumbing for a washing machine and central heating radiator.



FIRST FLOOR LANDING

Loft access. Doors to two bedrooms and the house bathroom/w.c.

BEDROOM ONE

13'11" x 10'7" [max] [4.26m x 3.24m [max]]

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



BEDROOM TWO

10'11" x 7'8" [3.35m x 2.36m]

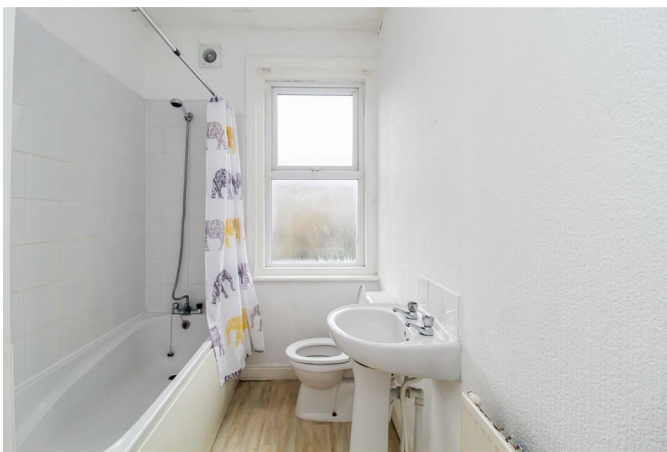
UPVC double glazed window to the front and central heating radiator.



BATHROOM

7'11" x 5'10" [2.43m x 1.80m]

Three piece suite comprising panelled bath, low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, airing cupboard and UPVC double glazed frosted window to the front.



OUTSIDE

There is a buffer garden to the front of the property. To the rear of the property there is a low maintenance flagged garden which extends around the side.



COUNCIL TAX BAND

The council tax band for this property is A.

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.