



A photograph of a two-story semi-detached house with a brown tiled roof and brick walls. The house features a large white double garage door on the right, a bay window with white frames, and a smaller window above the garage. The front garden is paved with gravel and has a large green hedge on the left, a small lawn area, and various shrubs and plants. A gravel driveway leads to the garage. The sky is overcast.

This fantastic home is perfectly suited to growing families and must be viewed to be fully appreciated.



ACCOMMODATION

ENTRANCE PORCH

Upon entering the property, there is a front porch with aluminium sliding doors, leading into the entrance hall via a timber door with a single frosted glazed side window facing the front elevation.

ENTRANCE HALL

The entrance hall features varnished original floorboards, a central heating radiator, and a staircase rising to the first floor landing. There are openings to the downstairs WC, the living room, and the kitchen.

LIVING ROOM

28'0" x 12'1" [8.54m x 3.69m]
A spacious living area with carpeted flooring, central heating radiator, and double glazed UPVC windows to the front elevation. The room features a multi fuel stove with a stone feature surround and double glazed UPVC sliding patio doors to the rear elevation. There is also an open flow into the kitchen.



KITCHEN

8'5" x 14'8" [2.59m x 4.48m]
Fitted with a range of wall and base units with laminate work surfaces and a breakfast bar. The kitchen includes an integrated double oven, electric hob with splashback and extractor fan, stainless steel sink with mixer tap and drainer, and space for an

American style fridge freezer and a dishwasher/washing machine. There are double glazed UPVC windows to the rear elevation and lino flooring, with an opening into the dining room.

DINING ROOM

13'2" x 9'1" [4.02m x 2.77m]
With lino flooring, central heating radiator, and double glazed UPVC windows to the side elevation. UPVC patio doors provide access to the rear garden.



UTILITY ROOM

9'1" x 5'1" [2.79m x 1.55m]
Fitted with base units and laminate work surfaces, with space for a washing machine. The room has lino flooring, houses the Ideal gas combination boiler, and provides access to the garage and the side elevation.

GARAGE

10'1" x 18'4" [3.08m x 5.61m]
Benefiting from power and lighting, with a manual up-and-over door.

DOWNSTAIRS W.C.

5'7" x 5'3" [1.71m x 1.61m]
Featuring original floorboards, a wall mounted wash basin with tiled splashback, and a low flush WC.

FIRST FLOOR LANDING

With carpeted flooring, providing access to four bedrooms, the house bathroom, a storage cupboard (housing the hot water cylinder), and loft access.

BEDROOM ONE

18'6" x 9'1" [5.66m x 2.79m]
A spacious room with carpeted flooring, central heating radiator, double glazed UPVC windows, and access to the en suite shower room.



EN SUITE SHOWER ROOM

5'8" x 4'6" [1.73m x 1.39m]
Fitted with a pedestal wash basin with hot and cold taps, low flush WC, and a corner shower unit with electric shower. There is a frosted double glazed UPVC window to the side elevation and an extractor fan.



BEDROOM TWO

10'5" x 10'6" [3.20m x 3.21m]
A well proportioned room with varnished original floorboards, central heating radiator, double glazed UPVC windows to the front elevation, and fitted wardrobes.



BEDROOM THREE

9'6" x 9'10" [2.90m x 3.0m]
Featuring varnished original floorboards, fitted wardrobes, central heating radiator, and a double glazed UPVC window to the rear elevation.

BEDROOM FOUR

8'5" x 9'6" [2.58m x 2.91m]
With a central heating radiator, built in storage, and double glazed UPVC windows overlooking the rear garden.

BATHROOM

9'3" x 8'11" [2.82m x 2.72m]
A well appointed bathroom featuring tiled walls, a ladder style radiator, corner bath with mixer taps, low flush WC, pedestal wash basin, and a corner shower unit with electric shower. There is also a frosted double glazed UPVC window to the side elevation and an extractor fan.



OUTSIDE

To the front, there is a gravelled driveway providing off street parking, with raised shrub borders and a lawned area, as well as access to the front porch and integral garage. To the rear, the property offers a north east facing garden arranged over two tiers, with a flagged patio area and a lawn, all enclosed by timber fencing.



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 Wakefield office and they will be pleased to arrange a suitable appointment.