



ACCOMMODATION

ENTRANCE HALL

Solid wooden, double, curved front door leading into the entrance hall. The entrance hall features a staircase rising to the first floor landing with handrail, along with doors providing access to the principal ground floor rooms and useful understairs storage.

LIVING ROOM

11'11" x 10'10" [3.65m x 3.31m]

A well proportioned reception room featuring two wall light points and an electric fire set upon a marble hearth with matching inset surround. Natural light is provided via a timber double glazed stained glass window to the side aspect. The room also benefits from a timber entrance door with a timber double glazed sun light above, additional double glazed windows, and a central heating radiator.



KITCHEN

10'10" x 11'11" [max] x 10'5" [min] [3.31m x 4.87m [max] x 3.20m [min]]

Fitted with a range of wall and base units with work surfaces over, incorporating an integrated oven and grill, four ring gas hob with cooker hood above, and a 1½ stainless steel sink and drainer. The kitchen benefits from a timber double glazed stained glass window to the side aspect, integrated under counter fridge, integrated washing machine, and space for a freestanding fridge freezer. Additional features include fully tiled flooring, tiled upstands, inset ceiling spotlights, and a wall light. A feature archway leads to the extended kitchen area, which offers a timber rear door, timber double glazed windows, and a timber double glazed Velux-style window set into the pitched, sloping ceiling, creating a bright and airy space.

FIRST FLOOR LANDING

The landing area is enhanced by two original single glazed stained glass windows to the side elevation, a wall light point, and attractive exposed beams. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE

10'9" x 11'11" [max] x 8'3" [min] [3.30m x 3.65m [max] x 2.52m [min]]

A characterful bedroom featuring exposed A frame beams, a timber double glazed Velux window with built-in blind overlooking the front, central heating radiator and a timber single glazed half crescent stained glass window.



BEDROOM TWO

10'10" x 8'0" [3.32m x 2.45m]

Enjoying exposed beams, this bedroom includes a timber double glazed Velux window and a timber half-crescent stained glass window to the front elevation.



BATHROOM

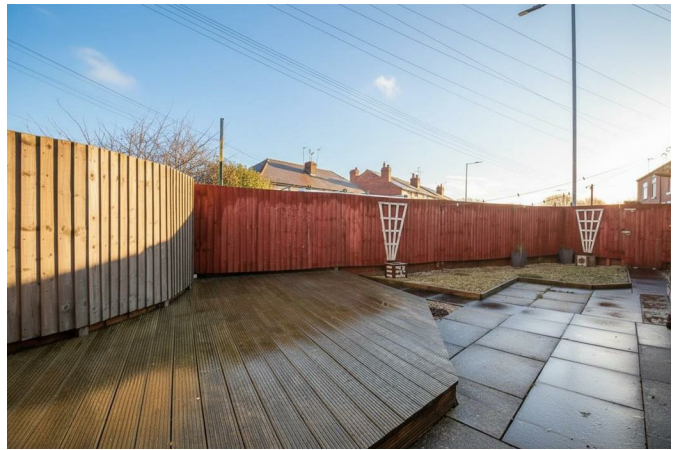
6'5" x 5'11" [1.96m x 1.81m]

Comprising a three piece suite including a panelled bath with full tiled surround, mixer tap, and shower attachment with glazed shower screen, low flush WC with concealed cistern, and wash hand basin. The bathroom benefits from fully tiled walls and flooring, inset ceiling spotlights, built-in LED lighting, and an extractor fan.



OUTSIDE

Externally, a rear door opens onto a block paved pathway leading to the enclosed side garden. The garden features a paved patio area, a timber decked seating area ideal for entertaining, low maintenance pebbled borders, and timber fencing to all sides. A timber gate provides access to the front, where there is an additional block-paved seating area complemented by pebbled edges, solid built walls, cast iron railings, and a cast iron gate to the roadside.



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.

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.