



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, opens up into lounge.

LOUNGE

13'1" x 14'1" [max] x 11'2" [min] [4.0m x 4.31m [max] x 3.42m [min]]

Door to cloakroom. Stairs to first floor landing, under stairs storage cupboard and carpeted flooring. UPVC double glazed window to front, central heating radiator. Opens up through to the dining room.



DINING ROOM

8'11" x 14'2" [2.74m x 4.32m]

UPVC double glazed French doors to the rear, laminate

flooring, central heating radiators, coving to ceiling. Dining room opens up into the kitchen.

KITCHEN

10'9" x 6'11" [3.28m x 2.12m]

UPVC double glazed window to the rear, tile effect floor, recess spotlights, double glazed timber framed Velux window to the side. Range of wall and base units with granite work surface over incorporating stainless steel sink and granite drainer, integrated slimline dishwasher, integrated fridge, integrated grill and double oven, five ring gas hob, granite splashback and upstands, stainless steel filter hood above, integrated freezer. Door to side entrance/ utility room off the kitchen.



UTILITY ROOM

8'11" x 7'0" [max] x 2'8" [min] [2.74m x 2.14m [max] x 0.83m [min]]

UPVC double glazed window to the front, composite door to the side, central heating radiator, tile effect wall, work surface over, plumbing for washer, door to downstairs W.C..

W.C.

Low flush W.C., wash basin, tiled splashback, tile effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling, doors to two bedrooms and the bathroom.

BEDROOM ONE

9'2" [max] x 7'3" [min] x 14'3" [max] [2.81m [max] x 2.21m [min] x 4.35m [max]]

UPVC double glazed window to rear, central heating radiator, laminate flooring, coving to the ceiling. Fitted wardrobes down the side to one wall.



BATHROOM

7'6" [max] x 6'0" [max] [2.31m [max] x 1.85m [max]]

Wood effect floor, heated towel radiator. Low flush W.C., wash basin with storage cupboards under, panel bath with mixer shower over and separate attachment.



BEDROOM TWO

8'11" x 14'0" [max] x 10'8" [min] [2.73m x 4.29m [max] x 3.27m [min]]

UPVC double glazed window to front, central heating radiator, coving to ceiling, laminate flooring, door to airing cupboard.



OUTSIDE

To the front there is a block paved garden providing off street parking for three vehicles. To the rear the garden is south-west facing and there is a lawned garden incorporating a stone flagged patio with plants and shrubs bordering.



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 Wakefield 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.