



ACCOMMODATION

ENTRANCE HALL

12'11" x 2'7" [3.94m x 0.8m]

UPVC front entrance door, stairs to the first floor landing and doors to the living room and kitchen.

LIVING ROOM

13'0" x. 10'3" [3.98m x. 3.14m]

Central heating radiator, UPVC double glazed window to the front elevation and coving to the ceiling.



KITCHEN

16'6" x 11'1" [5.05m x 3.38m]

Range of wall and base units incorporating Range cooker and extractor hood over, space and plumbing for a washing machine, fridge/freezer and dryer. Central heating radiator,

UPVC double glazed window to the rear elevation and door to the wet room. Access down to the cellar.

CELLAR

10'7" x 15'10" [3.24m x 4.84m]

Work shop space [1.56m x 2.17m] with butcher block work surface over.

WET ROOM/W.C.

5'4" x 5'7" [1.63m x 1.72m]

Electric Myra shower, low flush w.c. and pedestal wash basin. Extractor fan, central heating radiator and UPVC double glazed frosted window to the side elevation. Tiled walls and floor.



FIRST FLOOR LANDING

Loft access and doors to three bedrooms and bathroom.

BEDROOM ONE

10'2" x 9'10" [3.11m x 3.0m]

Central heating radiator and UPVC double glazed window to the front elevation.



BATHROOM/W.C.

4'11" x 8'1" [1.52m x 2.48m]

Bath suite, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear elevation, central heating radiator and laminate flooring.



BEDROOM TWO

8'1" x 4'11" plus 10'10" x 10'9" [2.47m x 1.52m plus 3.32m x 3.28m]

Central heating radiator, UPVC double glazed window to the rear elevation and door to bedroom three.



BEDROOM THREE

10'4" x 6'0" [3.17m x 1.83m]

Central heating radiator and UPVC double glazed window to the front elevation.



OUTSIDE

To the rear is a paved patio area surrounded by timber fencing.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.

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.