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ACCOMMODATION

ENTRANCE HALL

Laminate flooring, staircase with handrail leading to the first floor landing and doors providing access to the living room, kitchen diner and cloaks cupboard. The entrance hall also benefits from a programmable thermostat providing zone controlled heating, with a separate thermostat serving the principal bedroom.

LIVING ROOM

11'1" x 16'3" [3.38m x 4.96m]

A bright and spacious reception room with two UPVC double glazed windows enjoying a dual aspect, one to the front and one to the side, both fitted with timber shutters. Two central heating radiators and a feature library wall with built-in base units provide an attractive focal point.



KITCHEN/DINER

13'1" x 18'0" [4.00m x 5.49m]

Fitted with a range of wall and base shaker style units with laminate work surfaces and matching upstands. Incorporating a 1.5 bowl ceramic sink and drainer with chrome swan neck mixer tap, integrated fridge with separate freezer below, integrated full-size dishwasher, integrated oven and grill, four ring ceramic hob with cooker hood above and downlighting beneath the wall units. Laminate flooring, two central heating radiators, one with a radiator cover, UPVC double glazed French doors leading out to

the rear garden with matching side panels and an additional UPVC double glazed window overlooking the rear garden. Doors provide access to the understairs storage cupboard and utility room.

UNDERSTAIRS STORAGE CUPBOARD

Fitted with coat hooks, lighting and laminate flooring, providing useful storage space.

UTILITY ROOM

5'9" x 5'9" [1.77m x 1.77m]

Fitted with a range of wall and base units with laminate work surfaces and matching upstands. Plumbing and drainage for a washing machine, space for an undercounter dryer, wall mounted extractor fan, half timber clad walls with dado rail, laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear aspect. Door leading through to the downstairs W.C.



W.C.

2'11" x 5'10" [0.89m x 1.78m]

Comprising a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Laminate flooring, central heating radiator, wall mounted extractor fan and half timber clad walls with dado rail.

FIRST FLOOR LANDING

A galleried landing with UPVC double glazed window overlooking the front elevation, central heating radiator, loft access and a double door built-in storage cupboard. Doors lead to all four bedrooms and the house bathroom.

BEDROOM ONE

11'6" x 10'5" [3.52m x 3.19m]

Two UPVC double glazed windows enjoying a dual aspect to the front and side elevations, central heating radiator, feature wall panelling with dado rail and access to the en suite shower room. The room also benefits from its own programmable thermostat for the zone controlled heating system.



EN SUITE SHOWER ROOM/W.C.

5'10" x 8'11" [1.79m x 2.74m]

Comprising a low flush W.C., pedestal wash basin with tiled splashback and shower cubicle with glass sliding door, electric shower, rain shower head and additional shower attachment. Central heating radiator, wall mounted shaver socket and fully tiled walls within the shower enclosure.



BEDROOM TWO

11'6" x 11'11" [3.52m x 3.64m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

8'11" x 12'0" [2.74m x 3.66m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

9'3" x 11'5" [2.83m x 3.48m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

6'9" x 6'3" [2.07m x 1.93m]

Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with glazed shower screen, mixer shower, rain shower head and additional shower attachment. Chrome ladder style radiator, warm air extractor fan and frosted UPVC double glazed window overlooking the rear elevation. Half tiled walls complete the room.



OUTSIDE

To the front of the property is a double block paved driveway providing off road parking and leading to the integral garage. There is also an attractive lawned garden with planted borders to two sides. A paved pathway with low maintenance pebbled edging leads to a timber gate providing access to the rear garden. The enclosed rear garden enjoys an attractive lawn with planted borders to three sides, enclosed by timber fencing.



INTEGRAL GARAGE

17'3" x 8'10" [5.26m x 2.71m]

Manual up-and-over door, power and lighting. The garage houses the condensing boiler and benefits from an EV charging point.

COUNCIL TAX BAND

The council tax band for this property is E.

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.