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ACCOMMODATION

LOUNGE

13'11" x 15'1" [4.25m x 4.62m]

UPVC double glazed front entrance door with double glazed sunlight above, UPVC double glazed window overlooking the front aspect, central heating radiator, picture rail and dado rail. Door leading through to the kitchen diner.



KITCHEN

9'0" x 12'0" [2.75m x 3.66m]

Fitted with a range of wall and base units with laminate work surface and tiled splashback. Integrated oven and grill with four ring electric hob and cooker hood above. Display cabinets with glass shelving, built-in wine rack and wall mounted combi boiler. Space and plumbing for a washing machine, slimline dishwasher and space for a large freestanding fridge freezer. Inset spotlights

to the ceiling, UPVC double glazed door with sunlight above leading to the rear yard and UPVC double glazed window to the same aspect. Central heating radiator. Staircase leading to the first floor and door to understairs storage cupboard with lighting.

FIRST FLOOR LANDING

Doors leading to two bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

10'4" x 14'0" [3.16m x 4.28m]

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



BEDROOM TWO

8'11" x 8'11" [2.72m x 2.73m]

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



BATHROOM

11'3" x 7'11" [3.43m x 2.43m]

Three piece suite comprising panelled bath with chrome taps, wash basin with mixer tap set within high gloss vanity units and larger than average shower cubicle with glass sliding door and electric shower. Fully panelled walls, inset spotlights, central heating radiator and UPVC double glazed frosted window.



W.C.

5'11" x 2'9" [1.81m x 0.84m]

UPVC double glazed frosted window to the rear, low flush W.C. and wash basin with chrome mixer tap and tiled splashback set within a vanity unit.



OUTSIDE

To the front, the property enjoys an attractive lawned garden with paved pathway leading to the entrance, enclosed by cast iron railings and gate. The property benefits from open aspect views over the rugby field to the front. To the rear, there is a low maintenance paved yard with brick built outbuilding providing useful storage, enclosed by timber fencing and brick walls with gated rear access. External water point and lighting.



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.