





ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, original parquet flooring, coving to the ceiling, and a central heating radiator. Six doors provide access to three bedrooms, a w.c., the modern kitchen and the house bathroom.

BATHROOM/W.C.

5'2" x 11'5" [1.60m x 3.48m]

A two piece suite including a panelled bath with mixer tap and shower attachment, and a pedestal wash basin with twin taps. Half height tiling, a central heating radiator, and a UPVC double glazed window overlooking the front aspect.



BEDROOM ONE

11'8" x 13'0" [3.56m x 3.97m]

A spacious double bedroom enjoying a dual aspect, with uPVC double glazed windows overlooking both the rear and side elevations. A central heating radiator, fitted wardrobes to one wall and coving to the ceiling.



BEDROOM TWO

10'11" x 11'5" [3.34m x 3.49m]

Another double bedroom with dual aspect UPVC double glazed windows to the side and front elevations. A central heating radiator, coving to the ceiling and a fitted double wardrobe.



BEDROOM THREE

11'8" x 5'11" [3.56m x 1.82m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and loft access via a pull down ladder.

KITCHEN

13'6" [max] x 10'3" [min] x 14'9" [4.14m [max] x 3.13m [min] x 4.52m]

Fitted with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks, 1.5 bowl sink and drainer with swan neck mixer tap, integrated oven and grill with gas hob over, space for a large freestanding fridge/freezer, plumbing and drainage for a washing machine, plinth lighting, and downlights within the wall units. A UPVC double glazed window overlooks the front aspect, with coving to the ceiling, a central heating radiator, a fully tiled floor and provides access to the porch, living room, and a built-in pantry cupboard.

PANTRY CUPBOARD

Built-in pantry with fixed shelving, fully tiled walls and floor and a UPVC double glazed frosted window overlooking the front aspect.

PORCH

13'6" x 4'1" [4.12m x 1.26m]

Fully tiled floor with UPVC double glazed door to the front and a UPVC double glazed door to the rear. Two timber single glazed windows overlook the side aspect. Double doors opening into a large built-in cloaks cupboard with wall lights, and a further built-in shoe cupboard with fixed shelving.

LIVING ROOM

11'7" x 14'7" [3.55m x 4.47m]

Original parquet flooring, a solid wooden hearth with electric fire and decorative surround, two UPVC double glazed windows to the side aspect, coving to the ceiling and a central heating radiator. UPVC double glazed French doors open into the conservatory.



CONSERVATORY

7'5" x 14'11" [2.27m x 4.56m]

UPVC double glazed windows to three sides and UPVC double glazed French doors opening to the rear garden.



OUTSIDE

To the front are double cast iron gates providing access onto a tarmac driveway, bordered by raised planted beds and solid brick boundary walls, creating an enclosed frontage. The driveway continues down the side of the property, where there is an external water point. A detached double garage features an electric roller door with power and lighting. In front of the garage is a double block-paved driveway with an L-shaped turning circle. A timber gate provides access to the rear garden, which opens onto a paved patio overlooking an attractive lawned garden, with a second lower patio and planted borders. The rear garden is fully enclosed by timber fencing, with additional gated access and an external light positioned to the corner of the property.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.