



ACCOMMODATION

LIVING ROOM

11'3" x 13'2" [3.44m x 4.03m]

UPVC double glazed front door leading into the living room. UPVC double glazed window to the front, door to the further hallway, central heating radiator, coving to the ceiling and picture rail. Decorative fireplace with stone hearth, exposed brick surround and wooden mantle.



HALLWAY

Stairs providing access to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

12'4" x 13'2" [3.77m x 4.02m]

Door leading to small cellar store, central heating radiator, UPVC double glazed window and door to the rear. Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a Range style cooker with tiled surround, space and plumbing for a washing machine and space for a fridge/freezer. The combi boiler is housed in here.



CELLAR STORE

2'10" x 8'8" [0.87m x 2.66m]

Small stone steps leading down to a storage area.

FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 14'5" [max] x 11'3" [min] [4.01m x 4.41m [max] x 3.45m [min]]

Fitted wardrobes, fitted dressing table, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

6'6" x 12'4" [1.99m x 3.78m]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

7'4" x 6'2" [max] x 4'11" [min] [2.26m x 1.89m [max] x 1.51m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a small buffer garden mainly pebbled with planted features and walls to the front. To the rear there is a paved patio, perfect for outdoor dining and entertaining or could be used as off road parking, with lawned area with space for a shed, surrounded by timber fencing and walls. Beyond the garden are farmer fields.



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.