



A two-story brick house with a gabled roof. The roof is covered with dark grey tiles and has a large array of solar panels installed on the front-facing slope. The house is constructed from red brick. It features white-framed windows, including a bay window on the ground floor and several rectangular windows on the upper floor. A light green front door is centrally located on the ground floor, with a small white porch roof above it. A satellite dish is mounted on the side wall. The house is set back from the road by a wide gravel driveway. To the left of the driveway is a wooden fence with a diagonal slat design. In the background, there are trees with yellow autumn foliage and a small wooden shed. The sky is blue with scattered white clouds.



ACCOMMODATION

ENTRANCE HALL

Front entrance door into the entrance hall, central heating radiator, stairs to the first floor landing. Door to the living room.

LIVING ROOM

13'3" x 16'5" (max) x 14'6" (min) [4.04m x 5.02m (max) x 4.44m (min)]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling. Door to the Kitchen/Diner.



KITCHEN/DINER

19'8" x 10'5" (max) x 6'7" (min) [6.01m x 3.20m (max) x 2.03m (min)]
UPVC double glazed window to the side, central heating radiator, spotlights. Opening to the utility room and a door to the understairs storage cupboard. Fitted with a range of wall and base units with laminate work surfaces and matching upstands, sink and drainer with mixer tap with Swann neck design, integrated oven and grill with integrated microwave above, and a separate four ring ceramic hob with glass splashback and extractor hood over. Includes an integrated full size dishwasher and a 70/30 integrated fridge freezer.



UTILITY ROOM

10'4" x 9'6" [3.17m x 2.90m]
UPVC double glazed window to the rear, UPVC double glazed door to the rear, spotlights. Comprising of base units with laminate work surfaces and upstands, breakfast bar, and plumbing for a washing machine with under counter space for a dryer and large freestanding fridge freezer.



FIRST FLOOR LANDING

UPVC double glazed window to the side, storage cupboard, loft access. Doors into three bedrooms and the modern house bathroom.

BEDROOM ONE

13'5" (max) x 11'9" (min) x 11'5" [4.09m (max) x 3.60m (min) x 3.49m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and feature timber wall.



BEDROOM TWO

13'5" (max) x 9'4" (min) x 10'8" [4.10m (max) x 2.87m (min) x 3.26m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'5" x 10'0" [2.27m x 3.06m]
UPVC double glazed window overlooking the front elevation, central heating radiator and open cupboard housing the combi boiler.

BATHROOM/W.C.

5'4" x 7'6" [1.64m x 2.29m]
Comprises a three piece suite with a P-shaped panelled bath, curved glass shower screen, mixer tap and main fed shower with rain shower head and handheld attachment. Low flush w.c. with concealed cistern, wash basin built into high gloss vanity unit with mixer tap and tiled splashback, two frosted UPVC double-glazed windows (to the rear and side), extractor fan, cladded ceiling with inset spotlights and chrome ladder style heated towel rail.



OUTSIDE

To the front is an attractive lawned front garden and pebbled double driveway providing ample off road parking for multiple vehicles. The rear garden includes two lawned sections, a pebbled patio area and a central concrete pathway leading to a timber summerhouse with double doors, single window, and covered porch. Behind the garden sits a single detached garage, tandem in width, wider than an average single, with additional parking space to the side. The garden is fully enclosed with timber fencing on all sides, making it ideal for pets and children.



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.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.