



ACCOMMODATION

LIVING ROOM

12'6" (max) x 13'10" (min) x 12'7" (3.83m (max) x 4.23m (min) x 3.86m)

Timber front entrance door, UPVC double glazed window to the front, coving to the ceiling with ceiling rose, central heating radiator, double doors through to the dining room and gas fireplace with marble hearth and wooden mantel.



DINING ROOM

12'11" (max) x 10'6" (min) x 8'11" (3.95m (max) x 3.22m (min) x 2.73m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling with ceiling rose, access to

understairs storage cupboard, stairs to the first floor landing and door through to the kitchen.



KITCHEN

12'3" x 7'11" (3.75m x 2.43m)

Fitted with a range of base units with laminate work surface, composite 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor above, integrated oven, and space and plumbing for a washing machine, dishwasher and fridge freezer. Three UPVC double glazed windows (two to the side and one to the rear), frosted UPVC double glazed door leading out to the rear garden and spotlights to the ceiling.

FIRST FLOOR LANDING

Loft access and doors leading to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE

12'6" (max) x 13'10" (min) x 12'8" (3.82m (max) x 4.23m (min) x 3.88m)

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



BEDROOM TWO

13'0" (max x 4'9" min x 3'5" (3.97m (max x 1.45m min x 1.06m)

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



HOUSE BATHROOM/W.C.

8'9" x 5'5" (2.67m x 1.66m)

Frosted UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, overstairs storage cupboard housing the Worcester combi boiler, low flush W.C., pedestal wash basin and panelled bath with mixer tap, shower attachment and glass screen. Part tiled walls.



OUTSIDE

To the rear, the property benefits from a paved patio area, ideal for outdoor dining and entertaining, with walled and timber fenced boundaries and a timber gate providing rear access. Please note, there is access to off road parking at the rear. The land itself is not owned by the property but rights of access are included within the deeds.



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.