

The floor plan shows a rectangular layout. At the top is the **Kitchen/Diner** area, which includes a sink and a stove. Below it is the **Lounge** area. To the right of the Lounge is a staircase. At the bottom right is the **Entrance Hall**, which includes a door and a small seating area.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: **Bedroom 2** at the top and **Bedroom 1** at the bottom. On the right side, there is a **Bathroom** at the top, a **Landing** in the middle, and **Bedroom 3** at the bottom. The landing area contains a staircase with five steps leading down. A central hallway connects the bedrooms and the landing. The plan also shows several windows: two on the top wall, one on the bottom wall, and one on the right wall of the landing area.

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ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC entrance door, the welcoming entrance hall features a radiator, staircase rising to the first floor landing, and a doorway leading through to the lounge.

LOUNGE

12'5" x 11'7" [max] x 9'4" [min] [3.80m x 3.55m [max] x 2.86m [min]]

A comfortable reception room featuring a radiator, coving to the ceiling, two UPVC double glazed windows to the front elevation, and an electric fire set within a modern surround. A doorway leads through to the open-plan kitchen/diner.



KITCHEN/DINER

10'0" x 14'10" [3.07m x 4.54m]

Fitted with a range of modern white gloss wall and base

units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an oven with electric hob and stainless steel extractor hood above, together with space for a fridge freezer and plumbing for a washing machine. Additional features include splashback tiling to the walls, tiled effect flooring, drawers within the base units, a UPVC double glazed window overlooking the rear garden, a UPVC door providing access to the rear, and a useful understairs storage cupboard. The gas boiler is also housed within this room.

FIRST FLOOR LANDING

With loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 12'7" [2.62m x 3.84m]

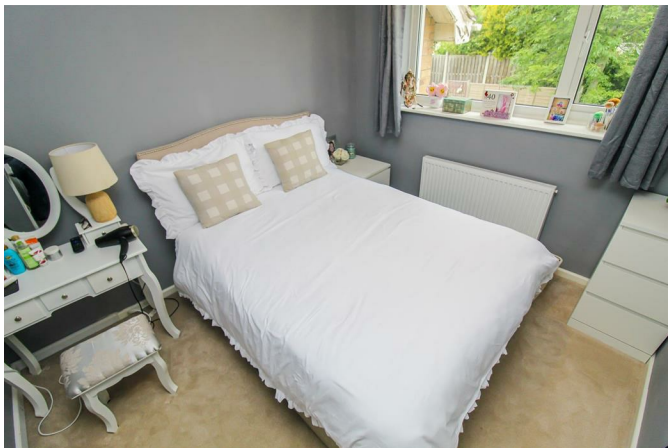
A spacious principal bedroom benefiting from a radiator and a UPVC double glazed window to the front elevation.



BEDROOM TWO

10'1" x 8'6" [3.08m x 2.61m]

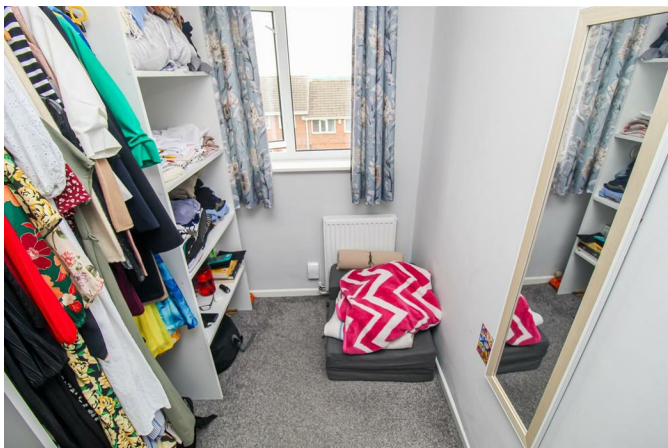
Featuring a radiator, UPVC double glazed window overlooking the rear elevation, and a useful airing cupboard.



BEDROOM THREE

8'5" x 6'1" [2.58m x 1.86m]

A well proportioned single bedroom with a bulkhead over the staircase, radiator, and UPVC double glazed window to the front elevation.



BATHROOM

5'10" x 5'10" [1.80m x 1.80m]

Appointed with a three piece suite comprising a low flush WC, pedestal wash hand basin, and panelled bath with shower attachment over. The room further benefits from

part tiled walls, a chrome heated towel radiator, and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE

To the front of the property is an attractive, low maintenance garden with paved steps leading up to the front entrance door. To the rear of the property is a garden incorporating a lawned area and flagged patio, providing an ideal space for outdoor seating and entertaining. In addition, within close proximity to the property there is a garage which provides off road parking.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.