







## ACCOMMODATION

### PORCH

UPVC front entrance door, two UPVC double glazed windows and leads into the vestibule entrance hall.

### ENTRANCE HALL

Doors to the lounge and downstairs w.c.

### W.C.

UPVC double glazed window to the side, pedestal wash basin and low flush w.c.

### LOUNGE

14'11" x 14'4" [4.55m x 4.37m]

UPVC double glazed window to the front elevation, central heating radiator, laminate flooring, door to the kitchen/diner and staircase to the first floor landing



### KITCHEN/DINER

10'11" x 14'10" [3.34m x 4.54m]

Range of wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine. UPVC double glazed windows and barn door to the rear elevation and door to understairs storage.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access and doors to three bedrooms and bathroom.

### BATHROOM/W.C.

7'7" x 5'11" [2.33m x 1.81m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower head attachment

and mixer tap. UPVC double glazed frosted window to the rear, central heating radiator, chrome towel rail and airing cupboard.



### BEDROOM ONE

13'6" x 8'2" [4.13m x 2.51m]

Central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM TWO

12'5" x 8'3" [3.80m x 2.53m]

Central heating radiator and UPVC double glazed window to the rear elevation.



### BEDROOM THREE

10'4" x 5'11" [3.15m x 1.81m]

Central heating radiator and UPVC double glazed window to the front elevation.

### OUTSIDE

To the front is a lawned garden and driveway leading to the brick built detached garage. To the rear is an enclosed garden with patio area and lawned garden.



### 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.

### 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.