

The floor plan shows a rectangular house with a thick black line representing the exterior wall. The layout includes:

- Shower Room:** Located at the top right, containing a bathtub and a toilet.
- Utility:** Located below the Shower Room, containing a washing machine and a toilet.
- Kitchen:** Located in the middle, containing a sink, a stove, and a refrigerator.
- Living Room:** Located at the bottom, containing a sofa and a television.
- Staircase:** Located between the Kitchen and the Living Room, with an arrow pointing down to the second floor.
- Entrance:** Located at the bottom left, with a door leading into the Living Room.
- Windows:** Indicated by curved lines on the exterior wall, located in the Kitchen, Living Room, and a small window in the Utility room.

The floor plan shows a rectangular room divided into two bedrooms by a central hallway. **Bedroom 1** is located at the bottom and contains a bed, a desk, and a chair. **Bedroom 2** is located at the top and contains a bed, a desk, and a chair. A central hallway connects the two bedrooms and features a staircase leading up and a door leading out. The plan also shows several closets and a bathroom area near the staircase.

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ACCOMMODATION

LIVING ROOM

UPVC double glazed front entrance door which opens directly into the living room with a UPVC double glazed frosted window above the door, along with a UPVC double glazed window to the front elevation. A gas fire set on a tiled hearth with tiled insert and decorative surround, coving to the ceiling, and a door providing access into the inner hallway.

INNER HALLWAY

Staircase with handrail leading to the first floor and also provides access into the kitchen at the rear.

KITCHEN

8'1" x 12'2" [2.47m x 3.72m]

Fitted with a range of wall and base units with laminate work surfaces over, a stainless steel sink with mixer tap, a freestanding cooker, space for a large freestanding fridge freezer and space for a washing machine. A UPVC double glazed door leads out to the rear yard, with a UPVC double glazed frosted window above and an additional

UPVC double glazed window overlooking the same aspect. A door providing access to the understairs storage cupboard with fixed shelving, along with a further door into the utility room.



UTILITY

2'7" x 4'11" [0.80m x 1.52m]

Plumbing and drainage for a washing machine and has a UPVC double glazed window to the side elevation. A door leads through to the downstairs shower room.

SHOWER ROOM/W.C.

6'4" x 5'1" [1.94m x 1.55m]

A three piece suite including a pedestal wash basin with twin taps, low flush w.c., and an enclosed shower cubicle with folding glass door and mixer shower. A UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

Provides access to two bedrooms.

BEDROOM ONE

14'4" x 12'2" [4.38m x 3.71m]

A UPVC double glazed window overlooking the front elevation and a door providing access to a single built-in wardrobe.



BEDROOM TWO

12'2" x 8'0" [3.73m x 2.46m]

A UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property, on street parking is

available. Externally to the rear, there is a low maintenance paved yard with partial timber fencing and solid brick boundary walls, along with a timber gate providing access to the street behind.



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.