



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed front entrance door leads into the entrance hall, which has a central heating radiator, staircase to the first floor landing and UPVC double glazed window to the side aspect. Doors lead to the dining room, living room, under stairs storage cupboard and downstairs WC, with an opening into the kitchen.

DINING ROOM

11'8" x 9'11" [3.56m x 3.03m]

Laminate flooring, two UPVC double glazed windows to the front aspect, central heating radiator, coving to the ceiling and ceiling rose with a feature panelled wall.

W.C.

4'4" x 3'2" [1.34m x 0.98m]

Low flush WC, wall mounted wash basin with two taps, wall mounted combi boiler and frosted UPVC double glazed window to the front aspect.

LIVING ROOM

12'5" x 13'7" [3.80m x 4.15m]

Two UPVC double glazed windows to the rear aspect, central heating radiator and coving to the ceiling.



KITCHEN

10'6" x 6'11" [3.22m x 2.13m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. 1.5 sink and drainer with mixer tap, four ring gas hob with cooker hood above, space for an oven and grill, plumbing for a washing machine and space for an under counter fridge or freezer. UPVC double glazed window to the side and UPVC door leading out to the rear garden, with central heating radiator.

FIRST FLOOR LANDING

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

BATHROOM/W.C.

6'8" [max] x 5'8" [min] x 7'6" [2.05m [max] x 1.74m [min] x 2.31m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush WC and wash basin set within a vanity unit. Fully clad walls, chrome effect ceiling panels with inset spotlights and frosted UPVC double glazed window to the front elevation.



BEDROOM ONE

12'4" x 13'7" [3.78m x 4.16m]

Two UPVC double glazed windows to the rear elevation and central heating radiator.



BEDROOM TWO

11'7" x 9'11" [3.54m x 3.04m]

Two UPVC double glazed windows to the front elevation and central heating radiator.



BEDROOM THREE

10'6" x 6'11" [3.22m x 2.12m]

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

OUTSIDE

Externally, the front of the property offers a low maintenance pebbled double driveway providing off road parking. A paved driveway runs

down the side of the property with a timber gate leading into the enclosed rear garden. The rear garden features a brick built store, pebbled seating area and a lawned section, all enclosed by timber fencing, making it ideal for both outdoor use and privacy.



PLEASE NOTE

This property is non-standard [system built] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.