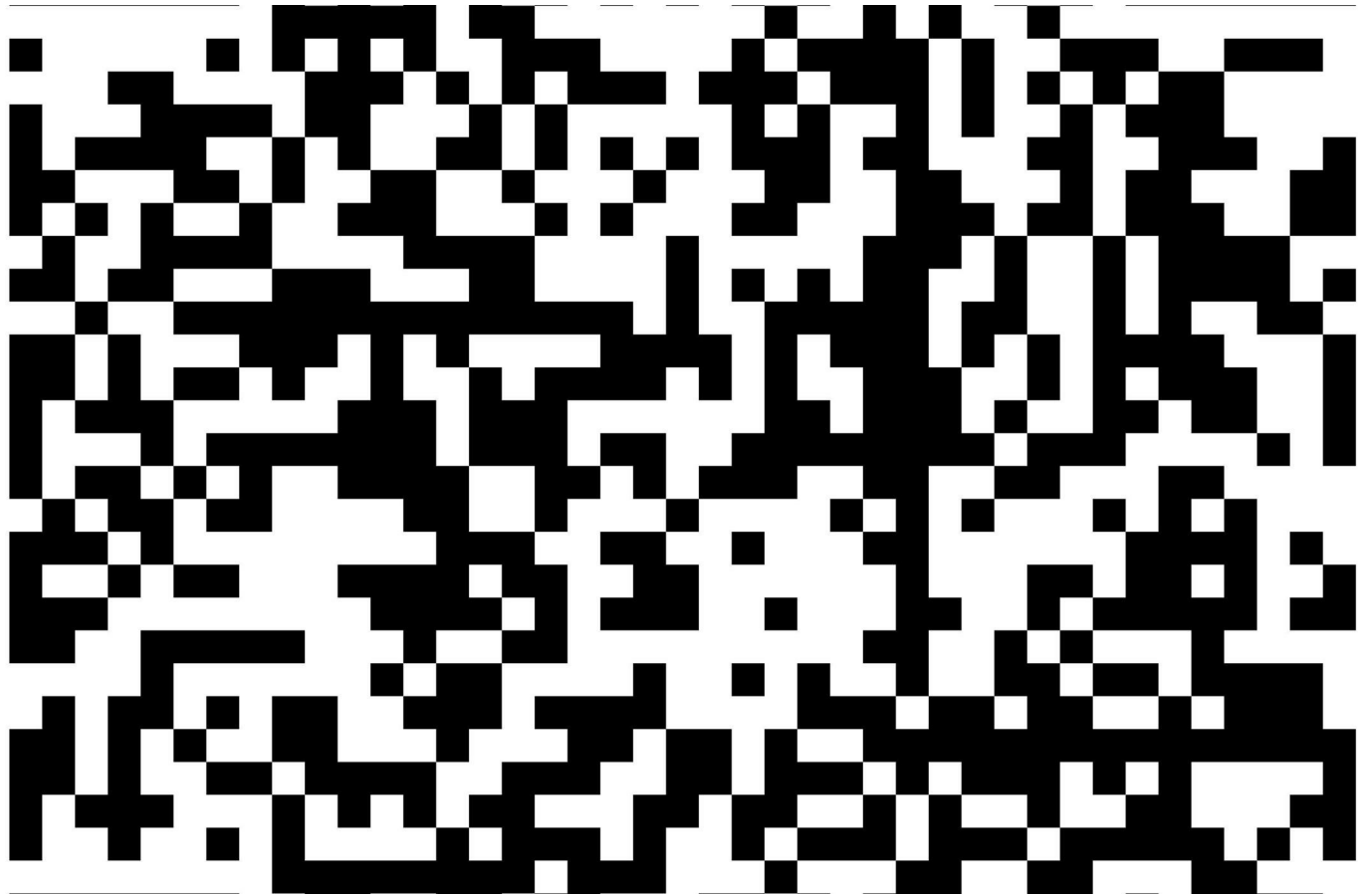






ACCOMMODATION

ENTRANCE HALL

A composite side entrance door leads into the entrance hall with double glazed UPVC window to the front, storage cupboard, radiator, staircase leading to the first floor and coving to the ceiling.

LOUNGE

10'5" [min] x 13'7" [max] x 15'9" [3.19m [min] x 4.16m [max] x 4.81m]

Double glazed UPVC window to the front elevation, coving to the ceiling, radiator, contemporary electric fire and door leading into the kitchen.



KITCHEN

8'9" x 13'6" [2.67m x 4.14m]

Fitted with a range of modern wall and base units

with work surfaces incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine and slimline dishwasher, space for fridge, built in oven and grill with gas hob and extractor hood above, tiled splashbacks, recessed spotlights, double glazed UPVC window to the rear, radiator and herringbone effect flooring.

DINING AREA

7'4" x 6'7" [2.25m x 2.03m]

Double glazed windows to the rear and side elevations, French doors to the side, radiator, recessed spotlights and herringbone effect flooring.

FIRST FLOOR LANDING

Coving to the ceiling, loft access with drop down ladder and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'5" [max] x 8'10" [min] x 11'6" [3.48m [max] x 2.70m [min] x 3.51m]

Double glazed UPVC window to the front elevation, radiator, fitted wardrobes, coving to the ceiling and door to airing cupboard.



BEDROOM TWO

7'7" x 10'7" [2.33m x 3.24m]

Radiator, double glazed UPVC window to the rear elevation and coving to the ceiling.



BEDROOM THREE

7'9" x 5'10" [2.37m x 1.79m]

Radiator, double glazed UPVC window to the rear elevation and coving to the ceiling.

BATHROOM/W.C.

7'6" x 5'0" [2.29m x 1.54m]

Wash basin set into vanity unit, panelled bath with mixer shower and separate attachment, fully tiled walls, heated towel radiator, recessed spotlights and double glazed frosted UPVC window to the side.



OUTSIDE

To the front is a tarmac driveway providing off street parking for two vehicles. Whilst to the rear



COUNCIL TAX BAND

The council tax band for this property is C.

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.