



ACCOMMODATION

KITCHEN

10'5" x 8'9" [3.18m x 2.67m]

Composite rear entrance door. Range of wall and base shaker style units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood. Space and plumbing for a washing machine, integrated slimline dishwasher, integrated fridge/freezer. Spotlights, coving to the ceiling, central heating radiator, UPVC double glazed window to the side and door to the hallway.

HALLWAY

Spotlights, stairs to the first floor landing and doors to the living room, two bedrooms and bathroom.

LIVING ROOM

13'6" x 11'2" [max] x 10'0" [min] [4.12m x 3.42m [max] x 3.07m [min]]

Coving to the ceiling, central heating radiator and door to the conservatory.



CONSERVATORY

7'2" x 8'8" [2.2m x 2.65m]

Surrounded by UPVC double glazed windows with a UPVC double glazed door to the rear garden and central heating radiator.



BEDROOM ONE

13'5" x 11'3" [max] x 4'9" [min] [4.11m x 3.44m [max] x 1.47m [min]]

UPVC double glazed bay window to the front and central heating radiator.



BEDROOM TWO

6'1" x 8'10" [max] x 8'7" [min] [1.86m x 2.7m [max] x 2.64m [min]]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



BATHROOM/W.C.

5'8" x 8'1" [1.73m x 2.47m]

Low flush w.c., ceramic wash basin with mixer tap and panelled bath with shower head attachment and shower screen. UPVC double glazed frosted windows to the side, spotlights and extractor fan.



FIRST FLOOR LANDING

Exposed beams and an opening to the loft room.

LOFT ROOM

14'0" x 13'0" [max] x 2'5" [min] [4.28m x 3.97m [max] x 0.76m [min]]

Velux skylight, exposed beams, access to storage eaves and central heating radiator.



OUTSIDE

To the front is a pebbled garden with planted features and a paved driveway providing off road parking for several vehicles running down the side of the property leading to the single detached garage with up and over door. To the rear is an expansive lawned garden with pebbled areas and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.