







## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase to the first floor landing and doors to the w.c. and living room.

### LIVING ROOM

9'3" x 15'0" [max] x 13'3" [min] [2.83m x 4.59m [max] x 4.05m [min]]

UPVC double glazed window overlooking the front aspect, central heating radiator, understairs storage cupboard and door to the kitchen/diner.



### W.C.

4'10" x 2'10" [1.48m x 0.88m]

Wall hung wash basin with tiled splash back, low flush w.c., central heating radiator, inset spotlights and UPVC double glazed frosted window overlooking the front aspect.

### KITCHEN/DINER

8'1" x 12'8" [2.47m x 3.88m]

Range of wall and base high gloss units with laminate work surface over, 1 1/2 stainless steel sink and drainer, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated washing machine, central heating radiator, inset spotlights, UPVC double glazed windows and a set of French doors to the rear garden.



### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and house bathroom.

### BEDROOM ONE

8'5" x 9'3" [min] x 12'8" [max] [2.58m x 2.82m [min] x 3.88m [max]]

UPVC double glazed windows overlooking the front elevation, central heating radiator and overstairs storage cupboard with fixed shelving.



### BEDROOM TWO

8'2" x 12'9" [2.50m x 3.89m]

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



### BATHROOM/W.C.

5'6" x 6'3" [1.69m x 1.92m]

Three piece suite comprising panelled bath with mixer shower and shower screen, pedestal wash basin with mixer tap and low flush w.c. Ladder style radiator, extractor fan, inset spotlights and UPVC double glazed frosted window overlooking the side elevation.



### OUTSIDE

There is an off road parking space to the front with pleasant side lawned garden and paved pathway to the front door. To the rear is an enclosed landscaped garden comprising of a paved patio area, attractive lawned garden and timber decked patio area.



### 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.