







## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall. Central heating radiator, spotlights, stairs with glass balustrade to the first floor landing. Doors to the office, living room, downstairs W.C., understairs storage cupboard and the open plan kitchen dining room.

### OFFICE

6'11" x 8'2" [2.12m x 2.49m]

UPVC double glazed window to the front, central heating radiator, door into a cupboard.

### DOWNSTAIRS W.C.

6'10" x 3'6" [2.09m x 1.07m]

Half tiled walls, low flush W.C., wash basin with chrome mixer tap built into a vanity cupboard. Ladder style radiator, spotlights.

### KITCHEN DINER

14'3" x 24'8" [4.36m x 7.54m]

Two UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, opening to the living room, two central heating radiators, spotlights. A range of modern wall and base units with quartz worksurface above, 1 1/2 sink and drainer with mixer tap and Swann neck and drainer built into the worksurface, central island with quartz worksurface and breakfast bar, induction hob, chrome extractor hood over. Integrated oven and grill, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher.



### LIVING ROOM

13'3" x 22'6" [max] x 18'9" [min] [4.06m x 6.86m [max] x 5.72m [min] ]

UPVC double glazed walk in bay window to the front, central heating radiator.



### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, ventilation extractor to the ceiling, loft access, central heating radiator. Doors to four bedrooms, the house bathroom and a storage cupboard.

### BEDROOM ONE

12'8" x 10'7" [max] x 10'2" [min] [3.87m x 3.24m [max] x 3.10m [min]]

UPVC double glazed window to the rear, central heating radiator, door to the en suite shower room.



### EN SUITE SHOWER ROOM

3'10" x 7'8" [1.17m x 2.35m]

Tiled floor and walls, spotlights, extractor fan, ladder style radiator. Comprising of a three piece suite with a low flush W.C., wash basin with mixer tap in black and vanity unit below, larger than average shower cubicle with a glass sliding door and electric shower over.

### BEDROOM TWO

12'10" x 12'2" [3.92m x 3.71m]

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



### BEDROOM THREE

11'11" x 12'3" [3.65m x 3.74m]

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

### BEDROOM FOUR

11'5" x 11'8" [3.50m x 3.58m]

UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM

7'8" x 8'4" [2.34m x 2.56m]

Frosted UPVC double glazed window to the side, central heating radiator, tiled walls and floor, spotlights, extractor fan. Comprising of a four piece suite with a panel bath with mixer tap, low flush W.C., wash basin with mixer tap and built into a vanity unit, corner shower cubicle with glass sliding door to the front, mixer shower and rain shower head attachment.



### OUTSIDE

To the front of the property there is an attractive lawned front garden with a rockery style border to the left with planted features within and steps leading up to the front entrance door. Running down the side of the property is a tarmac driveway providing off road parking for two vehicles and leading to a single detached garage [5.72m x 3.18m] with an EV charging point. Entry through a timber gate into the rear of the property leads to a timber decked patio area, perfect for outdoor dining and entertaining purposes, an lawned garden, low maintenance rock and planted border to the left and a paved pathway leading down the side of the property. The rear garden is fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.