



ACCOMMODATION

ENTRANCE HALL

Featuring a staircase with timber handrail leading to the first floor landing, a UPVC double glazed door opening into the conservatory and a timber door providing access to the living room.

KITCHEN BREAKFAST ROOM

15'7" x 17'3" [max] x 16'3" [min] [4.77m x 5.27m [max] x 4.97m [min]]

A UPVC double glazed front entrance door leads into the spacious kitchen breakfast room. Fitted with a range of high gloss wall and base units with quartz work surfaces and matching upstands, incorporating a one-and-a-half bowl stainless steel sink with drainer grooves cut into the work surface. The kitchen includes a six-ring gas range cooker set within a stone and brick chimney breast, with tiled splashback and a large Baumatic extractor hood above. A central island provides further quartz work surface space, while integrated appliances include a microwave oven and grill, a slimline dishwasher and pull-out pantry cupboards. There is space for a large American-style fridge freezer and a utility cupboard with double doors, housing a washing machine and a tumble dryer. Further features include a fully tiled floor, inset ceiling spotlights, coving, two central heating radiators, a UPVC double glazed window overlooking the side aspect and a glazed window looking through to the conservatory. A timber bi-folding door provides access to the downstairs WC, while a further timber door leads into the entrance hall.



LIVING ROOM

15'8" x 14'6" [max] x 13'5" [min] [4.78m x 4.42m [max] x 4.09m [min]]

A spacious reception room featuring exposed timber beams and coving to the ceiling, three central heating radiators and a gas fire set on a marble hearth with matching interior, stone chimney breast and surround. There are two wall lights positioned on the chimney breast, a further wall light within the room and inset spotlights to a recessed area. A built-in television unit is positioned in the corner, incorporating a solid timber surface with stone detailing below.



CONSERVATORY

33'10" x 11'8" [max] x 5'8" [min] [10.33m x 3.56m [max] x 1.73m [min]]

A substantial conservatory extending across the front of the property, with UPVC double glazed windows to three sides. A UPVC double glazed door provides access to the front garden, while UPVC double glazed French doors open onto the side patio. The conservatory also benefits from two central heating radiators, two ceiling fans, four wall lights and power points.



FIRST FLOOR LANDING

Providing access to three bedrooms and the house bathroom. Two timber-framed Velux windows allow a wealth of natural light, while further features include a central heating radiator and coving to the ceiling.

BEDROOM ONE

17'3" x 10'6" [max] x 6'10" [min] [5.26m x 3.22m [max] x 2.09m [min]]

Featuring a UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling. The room benefits from a range of fitted wardrobes, a fitted dressing table with downlights, overhead storage cupboards and fitted drawers. There is also loft access with a folding timber ladder.



BEDROOM TWO

15'5" x 9'4" [4.71m x 2.87m]

With a UPVC double glazed window overlooking the front elevation, coving to the ceiling and two central heating radiators. The room features a range of fitted wardrobes and fitted storage cupboards positioned around the bed space. Loft access is provided by a folding timber ladder.



BEDROOM THREE

12'0" x 8'8" [max] x 4'3" [min] [3.67m x 2.66m [max] x 1.30m [min]]

Featuring a UPVC double glazed window overlooking the front elevation, a central heating radiator, coving to the ceiling and fitted wardrobes to one wall.



BATHROOM

10'6" x 8'2" [3.21m x 2.49m]

Fitted with a modern three-piece suite comprising a panelled whirlpool Jacuzzi bath with separate mixer shower and fixed glass shower screen, a low flush WC and a large wash basin with mixer tap set within a vanity unit. There is a vanity mirror above the wash basin, a chrome ladder style radiator, laminate flooring, fully tiled walls, inset ceiling spotlights and a frosted UPVC double glazed window overlooking the side elevation. A built-in double cupboard houses the airing cupboard.



OUTSIDE

To the front, a large concrete driveway provides ample off road parking for several vehicles. Steps lead up into the extensive tiered garden, which is divided into several distinct sections. The first section features a paved pathway running parallel with the conservatory, three external lights and a lawned garden bordered by mature trees. A two-tier timber decked patio is positioned to the side of the conservatory, together with a large timber double shed and hot and cold water connections. A brick-built outhouse and additional timber shed provide useful garden storage. Further steps lead down to a low maintenance pebbled patio area, followed by another section featuring a lawn to the left and an established water feature and pond to the right. Additional steps descend to a substantial lower lawn, bordered by mature conifers which provide a high degree of privacy and ensure the garden is not directly overlooked. To the side of the property is a further paved patio area enclosed by substantial stone walls, creating a private outdoor seating space. A pair of timber gates opens onto a sweeping, sloping tarmac driveway, providing ample off road parking for several vehicles. A substantial stone wall with planted borders and mature conifers lines one side of the driveway, while established shrubs and bushes border the opposite side as it continues towards the property.

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.

SOLAR WATER HEATING PANELS

Please note: The property benefits from solar water heating panels which are owned outright.

COUNCIL TAX BAND

The council tax band for this property is D.

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.