

A floor plan of a house. The plan shows a large Living Room at the top, a Kitchen at the bottom right, and an Entrance Hall at the bottom left. The Entrance Hall has a curved doorway leading into the Living Room and a straight doorway leading into the Kitchen. A staircase is located on the left side of the Living Room. The walls are represented by thick black lines, and the rooms are labeled with bold black text.

Living Room

Entrance Hall

Kitchen

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
England & Wales		EU Directive 2002/91/EC	

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*your home may be repossessed if you do not keep up repayments on your mortgage

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PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Freehold £130,000

The property briefly comprises of an entrance hall with an entrance hall with access to the living room and a storage cupboard. The living room benefits from a fireplace, stairs to the first floor landing and an opening into the kitchen. Upstairs, to the first floor landing there is access to the bedroom and the house bathroom. Outside, to the front, there is an attractive lawned garden with a paved path to the entrance. The side features a tarmac driveway providing off-road parking for two vehicles and access to the rear, with a planted border alongside. The rear garden includes a paved patio, a lawned area, and a corner seating space ideal for outdoor dining, all enclosed by timber fencing.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Central heating radiator, built in cupboard. Door to the living room.

LIVING ROOM

16'8" x 12'5" [5.09m x 3.80m]

UPVC double glazed sliding patio doors to the rear, two central heating radiators, electric fire with stone hearth below, stone built in TV station in the corner. Stairs to the first floor landing, archway into the kitchen.



KITCHEN

7'9" x 6'5" [2.38m x 1.98m]

UPVC double glazed window to the front, central heating radiator. A range of wall and base units with laminate worksurface over and tiled splashback above, integrated oven and grill with curved glass over, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a freestanding fridge freezer.

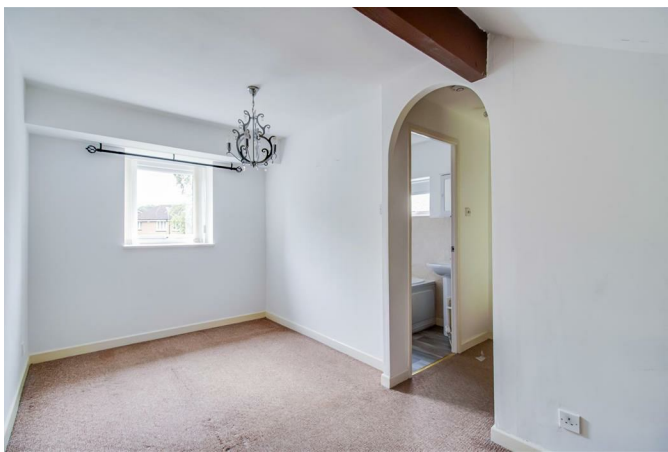
FIRST FLOOR LANDING

Archway into bedrooms one, doors to the bathroom and a storage cupboard.

BEDROOM ONE

7'6" x 13'9" [2.30m x 4.21m]

Open to below to the living room, UPVC double glazed window to the front.



BATHROOM

7'5" x 4'7" [2.28m x 1.42m]

Frosted UPVC double glazed window to the side, central heating radiator, loft access. Comprising of a three piece suite with a panelled bath with taps, glass shower screen and an electric shower over, pedestal wash basin with mixer tap, low flush W.C..



OUTSIDE

To the front of the property there is an attractive lawned front garden with a paved pathway leading to the front entrance door. To the side of the property there is a tarmacadam driveway providing off road parking for two vehicles and leading to the rear of the property with a planted border along the side. To the rear of the property the garden benefits from a paved patio area and an attractive lawned garden with a paved seating area in the corner, perfect for outdoor dining and entertaining purposes and being enclosed by timber fencing on all three sides.



COUNCIL TAX BAND

The council tax band for this property is A.

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.