



ACCOMMODATION

ENTRANCE HALL

16'8" x 3'11" [5.10m x 1.20m]

Timber framed double glazed stable entrance door leading into the entrance hall. Featuring exposed stonework, decorative wall panelling, recessed ceiling spotlights and doors providing access to bedroom two and the bathroom, with an opening through to the kitchen. Stairs lead to the first floor principal bedroom.

KITCHEN

11'1" x 11'3" [3.38m x 3.45m]

Fitted with a range of handmade solid wood units with quartz work surfaces incorporating an inset copper sink with brass devol mixer tap, bottle cleaner and integrated drainboard. Electric aga, integrated undercounter fridge and washing machine, with the combination boiler housed within the kitchen. Exposed beams, exposed stone feature wall, decorative splashback panelling, copper style column radiator, Velux roof light and timber framed double glazed window to the side. Opening through to the lounge diner and decorative glazed internal window looking into the bathroom.



LOUNGE/DINER

17'6" x 11'4" [5.35m x 3.46m]

A characterful reception space with exposed ceiling beams, decorative wall panelling, multi-fuel burning stove set within a stone fireplace and hearth, central heating radiator, timber framed double glazed window to the side and UPVC double glazed window to the front.



BATHROOM/W.C.

5'2" x 13'3" [1.60m x 4.05m]

Appointed with a high flush pull-chain W.C. by Catchpole & Rye, vanity unit with quartz work surface incorporating an inset ceramic wash basin and mixer tap with storage beneath, and a stunning fired earth roll top bath with Lefroy brooks mixer tap and shower attachment. Exposed beams, decorative wall panelling, recessed ceiling spotlights, extractor fan and central heating radiator.



BEDROOM TWO

13'1" x 6'5" [4.00m x 1.96m]

Timber framed frosted window to the rear, exposed beams, decorative wall panelling, fitted storage cupboard and column style central heating radiator.



FIRST FLOOR PRINCIPAL BEDROOM

12'11" x 17'8" [3.96m x 5.40m]

A superb character bedroom with a partially vaulted ceiling, exposed beams, recessed ceiling spotlights, two Velux roof windows and two timber framed double glazed windows to the front enjoying far reaching views towards Newmillerdam. Benefiting from two column style radiators, fitted wardrobes, partial loft access and a door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 4'3" [2.05m x 1.30m]

Comprising low flush W.C., wash basin set within a storage unit with mixer

tap and storage below, shaver point and shower cubicle with mains fed shower and glazed screen. Timber framed double glazed window to the side, chrome ladder style radiator, extractor fan, recessed ceiling spotlights and partial tiling.



OUTSIDE

The property enjoys a delightful garden area positioned to the front, taking full advantage of the far reaching views towards Newmillerdam. The garden incorporates stone paved patio seating areas, including a slightly lowered decked seating area ideal for outdoor dining and entertaining. There are attractive planted and pebble beds with mature trees and shrubs throughout, enclosed by stone walls and iron railings with a timber gate providing access. There is residents accessed permit parking on the private road.



COUNCIL TAX BAND

The council tax band for this property is C.

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.