





## ACCOMMODATION

### KITCHEN DINING ROOM

18'9" x 8'3" [5.73m x 2.53m]

UPVC composite door with window to the side, UPVC double glazed window to the front, a range of modern fitted gloss wall and base units with laminate work surface over, chrome inset sink with mixer tap, built in appliances including fridge freezer, dishwasher and washing machine. Gas central heating radiator. Door leading into the hallway.



### HALLWAY

Doors leading to the kitchen dining room, bedrooms, living room and the bathroom/w.c. Understairs storage cupboard.

### LIVING ROOM

11'10" x 16'6" [3.62m x 5.04m]

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



### BEDROOM TWO

8'8" x 13'5" [2.66m x 4.11m]

Gas central heating radiator, UPVC double glazed window to the rear, built in wardrobes.

### BEDROOM THREE

9'3" x 10'5" [2.83m x 3.2m]

Gas central heating radiator, UPVC double glazed window to the rear, built in wardrobes.

### BATHROOM/W.C.

11'0" x 5'10" [3.37m x 1.8m]

Modern fitted four piece suite including freestanding bath and walk in shower unit, fully tiled walls, low flush w.c., sink basin with vanity unit and cupboard space. UPVC double glazed frosted window to the rear aspect, gas central heating ladder style towel radiator.



### FIRST FLOOR BEDROOM ONE

9'4" x 16'9" [2.85m x 5.11m]

Two UPVC double glazed Velux windows, eaves storage, gas central heating radiator.



### OUTSIDE

Externally to the front of the property there is a maintained front garden inclusive of a driveway with parking of up to three cars and leading to a single detached garage. To the rear there is a larger than average levelled garden providing a laid to lawn area and a upper raised area perfect for outdoor seating and entertaining.

### 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.

### EPC RATING

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

### VIEWINGS

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