

The floor plan shows a rectangular house with a thick black border representing the walls. At the top, there is a kitchen area with a dashed-line square labeled "Kitchen". To the right of the kitchen is a large open space labeled "Dining Room". Below the dining room is a large open space labeled "Living Room". In the bottom left corner, there is a room labeled "Possible Bed 4 / Home Office". In the center, there is a staircase with an arrow pointing down, labeled "WC". At the bottom center, there is a small entrance labeled "Porch". The plan also shows several windows (dashed-line rectangles) and doors (arcs).

The floor plan shows a rectangular layout. At the top left is a **Bathroom**. To its right is **Bedroom 2**. Below the bathroom is **Bedroom 3**. To the right of Bedroom 3 is a central **Landing** area containing a staircase. To the right of the landing is **Bedroom 1**. At the top right, adjacent to Bedroom 2, is an **En-suite Shower Room**. To the right of the landing, between the two en-suite shower rooms, is another **En-suite Shower Room**. The plan includes various door swings and a central staircase.

| Energy Efficiency Rating                               |  | Current                 | Potential                                                                            |
|--------------------------------------------------------|--|-------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs            |  |                         |                                                                                      |
| <div> <div></div> <div>(92 plus) <b>A</b></div> </div> |  |                         |                                                                                      |
| <div> <div></div> <div>(81-91) <b>B</b></div> </div>   |  |                         |                                                                                      |
| <div> <div></div> <div>(69-80) <b>C</b></div> </div>   |  | 75                      | 84                                                                                   |
| <div> <div></div> <div>(55-68) <b>D</b></div> </div>   |  |                         |                                                                                      |
| <div> <div></div> <div>(39-54) <b>E</b></div> </div>   |  |                         |                                                                                      |
| <div> <div></div> <div>(21-38) <b>F</b></div> </div>   |  |                         |                                                                                      |
| <div> <div></div> <div>(1-20) <b>G</b></div> </div>    |  |                         |                                                                                      |
| Not energy efficient - higher running costs            |  |                         |                                                                                      |
| <b>England &amp; Wales</b>                             |  | EU Directive 2002/91/EC |  |

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#### ACCOMMODATION

##### ENTRANCE PORCH

Composite front entrance door, UPVC double glazed frosted window to the front aspect, LVT Kardean flooring with opening into the entrance hall.

##### ENTRANCE HALL

LVT Kardean flooring, central heating radiator, staircase leading to the first floor landing, and door leading into the living room.

##### LIVING ROOM

8'11" (min) x 10'5" (max) x 15'7" [2.72m (min) x 3.19m (max) x 4.76m]  
LVT Kardean flooring, UPVC double glazed window to the front aspect, inset spotlights to the ceiling, central heating radiator and feature archway opening into the dining area.



##### DINING ROOM

8'9" x 13'5" [2.68m x 4.10m]  
LVT Kardean flooring, central heating radiator, inset spotlights to the ceiling and feature archways leading into the open plan kitchen.

##### KITCHEN

6'2" (min) x 35'10" (max) x 21'5" [1.89m (min) x 10.94m (max) x 6.54m]  
L-shaped kitchen with LVT Kardean flooring, a range of wall and base units with laminate work surfaces and splashbacks. Range cooker with five ring gas burner, tiled

splashback and curved glass extractor hood. Built-in wine rack, 1.5 sink and drainer with swan neck mixer tap, space and plumbing for washing machine and dishwasher, and space for an American style fridge freezer. Set of UPVC double glazed bi-folding doors opening to the rear garden, four Velux windows to the pitched ceiling, three wall lights and three UPVC double glazed windows creating a triple aspect (front, side and rear). Black vertical radiator and additional central heating radiator.



##### FIRST FLOOR LANDING

Loft access and doors leading to three bedrooms and the house bathroom.

##### BEDROOM ONE

8'9" (min) x 11'3" (max) x 11'4" [2.67m (min) x 3.44m (max) x 3.47m]  
UPVC double glazed bay window to the front elevation along with a second window to the same aspect, laminate flooring, central heating radiator, sliding glass door leading to the en suite, fitted double wardrobe, and storage cupboard over the bulkhead of the stairs.



##### EN SUITE SHOWER ROOM/W.C.

5'1" x 7'3" [1.55m x 2.23m]  
Three piece suite comprising corner shower cubicle with mains fed shower with rain head and additional attachment, wash basin set within vanity unit and low flush W.C. with concealed cistern. Fully tiled floor, chrome heated towel radiator, frosted UPVC double glazed window to the side, mirror with lighting and extractor fan.



##### BEDROOM TWO

7'5" (min) x 10'5" (max) x 13'7" [2.28m (min) x 3.18m (max) x 4.16m]  
Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and opening into the en suite.



##### EN SUITE SHOWER ROOM/W.C.

4'1" x 6'9" [1.27m x 2.06m]  
Shower cubicle with bi-folding glass screen and electric shower, fully panelled walls within the cubicle, low flush W.C. and pedestal wash basin with mixer tap and laminate splashback. Spotlights to the ceiling and extractor fan.

##### BEDROOM THREE

13'7" x 6'11" [4.15m x 2.11m]  
UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and loft access.

##### HOUSE BATHROOM/W.C.

7'3" (min) x 10'7" (max) x 6'10" [2.23m (min) x 3.24m (max) x 2.10m]  
Four piece suite comprising freestanding roll top bath with central mixer tap and shower attachment, low flush W.C., pedestal wash basin and separate shower cubicle with glass screen and mains fed shower. Fully tiled floor and shower area, inset spotlights, extractor fan, two frosted UPVC double glazed windows to the rear and chrome heated towel radiator.



##### OUTSIDE

To the front, an L-shaped tarmac driveway provides ample off road parking for several vehicles, with planted borders and mature trees. The driveway continues down the side of the property, leading to a single detached garage with up and over door, power, lighting and external sensor lighting. To the rear, a paved patio area provides space for outdoor dining, with hot and cold water connections and external lighting. Steps lead up to a low maintenance artificial lawn with slate edged borders and planted areas. A timber pergola sits in one corner, along with a raised timber decked seating area. The garden is fully enclosed with fenced boundaries and includes an external power socket and pathway leading to a timber gate accessing the front driveway.



##### 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 Ossett 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.

##### DOWNSTAIRS W.C.