

**Kitchen/Diner**

**Lounge/Diner**

**Entrance Hall**

The floor plan shows a large rectangular room divided into two main areas. The top area is labeled 'Kitchen/Diner' and the bottom area is labeled 'Lounge/Diner'. To the right of the 'Lounge/Diner' area is a staircase and an 'Entrance Hall'. The entrance hall has a door leading outside and a door leading into the 'Lounge/Diner' area. The staircase has a door leading into the 'Entrance Hall' area. The walls are thick black lines, and the floor is white. There are some small black squares representing doors or windows.

This floor plan shows a 3-bedroom house with a central landing. The layout includes:

- Bedroom 1:** Located in the top left corner.
- Bedroom 2:** Located in the bottom left corner.
- Bedroom 3:** Located in the bottom right corner.
- Bathroom:** Located in the top right corner.
- Landing:** A central landing area with a staircase leading up (indicated by an upward arrow) and a staircase leading down (indicated by a downward arrow).

The plan also shows several windows: two on the top wall, one on the left wall of Bedroom 1, one on the left wall of Bedroom 2, and one on the right wall of Bedroom 3. The entrance is located on the right side of the house, leading into the landing area.



**HORBURY**  
**01924 260 022**

**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Freehold £191,000**

A fantastic home, ideal for the couple or family looking to gain access onto the property market and an early viewing comes highly recommended.

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         | 88        |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  | 69      |           |
| (55-64) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

**England & Wales**

EU Directive 2002/91/EC



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## ACCOMMODATION

### ENTRANCE HALL

Radiator, stairs to the first floor landing, coving to the ceiling and door to the lounge.

### LOUNGE

11'10" x 15'3" [3.61m x 4.67m]

Gas fire with marble back, hearth and wood surround. UPVC double glazed window to the front, radiator, coving to the ceiling and door to understairs storage. Archway into the kitchen/diner.



### KITCHEN/DINER

7'9" x 14'10" [2.38m x 4.54m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space and plumbing for a washing machine, space for a dryer, space for a fridge and freezer. Integrated oven and grill, four ring gas hob and filter hood above with tiled splash back, laminate floor, radiator, LED spotlights to the ceiling and UPVC double glazed window and sliding doors to the rear. The combination boiler is housed here.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

### BATHROOM/W.C.

6'5" x 5'5" [1.96m x 1.67m]

Low flush w.c., wash basin and panelled bath with mixer shower over, rain water head and separate attachment. Recess LED ceiling spotlights, UPVC double glazed frosted window to the rear, wood effect floor and heated chrome towel radiator.



### BEDROOM ONE

8'1" x 9'8" up to built in wardrobes [2.48m x 2.95m up to built in wardrobes]

Built in wardrobes with sliding mirror doors to one side of the wall, UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

8'1" x 11'10" [2.47m x 3.62m]

UPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors to the one side of the wall.



### BEDROOM THREE

8'0" x 3'4" (min) x 6'5" (max) [2.46m x 1.03m (min) x 1.96m (max)]

UPVC double glazed window to the front, radiator and door to the airing cupboard.

### OUTSIDE

There is a low maintenance garden to the immediate front with parking to the front for two vehicles, lawned garden to the rear incorporating flagged path and lawned garden to the side incorporating large timber decked patio area, ideal for entertaining with views to the front.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.