



ACCOMMODATION

PORCH

9'2" x 3'3" [2.80m x 1.0m]

UPVC double glazed windows on three sides and UPVC double glazed door leading into entrance hall.

ENTRANCE HALL

UPVC double glazed frosted window to the side looking through to the porch. Central heating radiator, coving to the ceiling, staircase with handrail leading to the first floor landing and doors to living room, dining room and w.c./utility.

LIVING ROOM

16'11" x 11'9" [5.16m x 3.59m]

UPVC double glazed window overlooking the front aspect, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and marble decorative surround.

DINING ROOM

11'1" x 8'10" [3.38m x 2.71m]

UPVC double glazed frosted window overlooking the side aspect, coving to the ceiling and central heating radiator. Archway leading through to the kitchen and door providing access to under stairs storage cupboard.



KITCHEN

8'8" x 10'11" [2.65m x 3.34m]

Range of wall and base units with chrome handles, laminate work surface over and tiled splashback above, 1.5 sink and drainer with mixer tap, fully tiled floor, set of UPVC double glazed French doors leading into the rear garden. Integrated oven/grill with four separate ceramic hobs and a cooker hood above. Integrated fridge and separate integrated freezer. Kick heater, coving to the ceiling and integrated Bosch microwave above the oven.



W.C./UTILITY

5'11" x 5'5" [1.81m x 1.67m]

Two piece suite with low flush w.c., wall hung wash basin with mixer tap, part tiled walls, central heating radiator, plumbing and drainage for washing machine and wall mounted combi condensing boiler. UPVC double glazed frosted window overlooking the side aspect and door leading through to the downstairs bathroom/w.c.



BATHROOM/W.C.

8'7" x 5'7" [2.64m x 1.71m]

Four piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c. and corner shower cubicle with mixer shower within. Fully tiled walls, UPVC double glazed frosted window overlooking the rear aspect and central heating radiator.



FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM ONE

8'11" x 14'9" [2.72m x 4.50m]

UPVC double glazed window overlooking the rear aspect and central heating radiator. Range of fitted wardrobes to one side and small cupboard door providing access into the storage cupboard over the bulk head of the stairs. Fitted dressing table and built in storage cupboard.



BEDROOM TWO

11'8" x 16'10" [3.57m x 5.14m]

Range of fitted wardrobes that split the room with set of fitted drawers and fitted dressing table. Loft access. UPVC double glazed window overlooking the front elevation and central heating radiator.



OUTSIDE

To the front of the property there is a concrete driveway providing ample off road parking leading up to a single detached garage with manual up and over door and UPVC double glazed window to the side. Attractive lawned front garden with planted borders and outside light and censor. Cast iron gate provides access down a paved area, currently utilised to house the bins. There's an opening into the rear garden with large paved patio area, perfect for entertaining and dining purposes, overlooking the attractive lawned garden with planted borders and privet hedges.



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 six local offices.