



ACCOMMODATION

ENTRANCE HALL

Composite entrance door into the entrance hall with a frosted UPVC double glazed side window, coving to the ceiling, central heating radiator. Doors to the lounge and kitchen/diner.

LOUNGE

13'3" x 10'9" [4.04m x 3.30m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, gas fire with marble hearth and wooden surround.



KITCHEN/DINER

17'5" x 10'4" (max) x 8'8" (min) [5.33m x 3.15m (max) x 2.66m (min)]
UPVC double glazed window to the rear, two central heating radiators, spotlights. A range of wall and base units with worksurface over, stainless steel sink and drainer with mixer taps, plumbing for washer, space for fridge, integrated hot point oven and grill, four ring stainless steel gas hob with filter hood above, splashback tiles, space for freezer.



CONSERVATORY

9'8" x 11'0" [2.97m x 3.36m]
UPVC double glazed windows to two sides, UPVC double glazed French doors to the rear, tiled floor.



FIRST FLOOR LANDING

UPV double glazed window to the side, loft access. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 10'2" [3.68m x 3.11m]
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

9'9" x 10'7" [2.98m x 3.23m]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

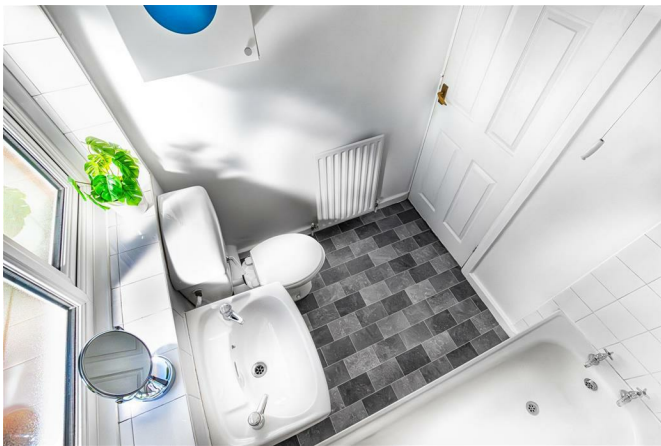
6'8" x 9'1" [2.04m x 2.77m]
UPVC double glazed window to the front, bulkhead, central heating radiator, spotlights.



HOUSE BATHROOM

6'7" x 5'5" [2.03m x 1.67m]
Frosted UPVC double glazed window to the rear, central heating radiator.

Low flush W.C., pedestal wash basin, panelled bath with mixer shower over, part tiled walls.



OUTSIDE

To the front of the property there is a driveway to the front providing off road parking with gated access to the side of the property offering further off road parking. Also to the front is a lawned garden with plants and shrubs bordering. To the rear of the property there is a low maintenance pebbled garden incorporating stone flagged patio and plants with shrubs bordering, a timber framed outhouse for storage purposes.



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.