







## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with glazed side screen, spotlights, central heating radiator, part tiled floor, staircase to the first floor landing, understairs storage cupboard, glazed double doors to the living room and further door to the open plan kitchen/dining room.

### LIVING ROOM

13'8" x 9'7" plus bay [4.17m x 2.92m plus bay]

UPVC double glazed walk-in bay window to the front elevation, spotlights and central heating radiator.



### KITCHEN/DINING ROOM

21'1" x 11'0" max / 9'3" min [6.44m x 3.36m max / 2.83m min]

Contemporary white fronted kitchen fitted with a range of wall and base units, laminate work surface, matching upstands, tiled splash backs, 1.5 bowl stainless steel bowl sink and drainer, integrated Zanussi oven, four ring stainless steel Zanussi gas hob with canopy

hood over, integrated fridge/freezer, integrated dishwasher, plinth lighting, spotlights, tiled floor, two central heating radiators, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear garden. Archway to the utility room.



### UTILITY ROOM

5'4" x 5'10" [1.65m x 1.79m]

Wall mounted units, laminate work surface and upstands, plumbing and space for a washing machine, space for a dryer, tiled floor, central heating radiator, composite side entrance door and door to the downstairs w.c.

### DOWNSTAIRS W.C.

5'5" x 3'0" [1.66m x 0.93m]

Two piece suite comprising low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, tiled floor and UPVC double glazed frosted window to the rear elevation.

### FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom/w.c. Storage cupboard, spotlights and central heating radiator.

### BEDROOM ONE

14'7" x 9'7" max inc wardrobe [4.45m x 2.92m max inc wardrobe]

Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the front elevation, spotlights, central heating radiator and door to the en suite shower room/w.c.



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

6'3" x 7'10" max / 4'10" min [1.92m x 2.41m max / 1.48m min]

Three piece modern white suite comprising tiled shower enclosure with thermostatic shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the front elevation, part tiled walls, tiled floor, spotlights, central heating radiator and extractor vent.

### BEDROOM TWO

10'8" x 10'5" plus wardrobe recess [3.26m x 3.18m plus wardrobe recess]

UPVC double glazed window to the front elevation, spotlights, central heating radiator and recess with a fitted double wardrobe.



### BEDROOM THREE

10'5" x 8'8" [3.19m x 2.66m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

10'4" x 8'5" max [3.17m x 2.59m max]

UPVC double glazed window to the rear elevation and central heating radiator.

### FAMILY BATHROOM/W.C.

7'2" x 6'9" [2.19m x 2.08m]

Three piece modern white suite comprising panelled bath, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear elevation, part tiled walls, tiled floor, spotlights, central heating radiator and extractor vent.



## OUTSIDE

There is a lawned garden to the front with a double block paved driveway providing off street parking leading to the integral single garage with up and over door. The rear garden is landscaped for low maintenance with a large paved entertaining area, adjoining artificial lawn and gravelled area, all enclosed with a fence surround.



## 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 six local offices.

## 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.