





ACCOMMODATION

ENTRANCE HALL

Accessed via a timber framed front entrance door with frosted glazed panel. With central heating radiator, coving to the ceiling, fitted storage cupboard housing the hot water tank and doors leading to the living room, kitchen diner, three bedrooms, bathroom and separate WC.

LIVING ROOM

13'7" x 12'4" [4.16m x 3.77m]

A bright reception room with timber framed double glazed bow window to the front enjoying far reaching rural views. Featuring a central heating radiator, coving to the ceiling, ceiling rose and gas fireplace incorporating the back boiler.



KITCHEN DINER

12'11" max x 10'8" [3.96m max x 3.27m]

Fitted with a range of wall and base units with laminate work surfaces,

stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for a gas cooker with extractor hood above, plumbing for a washing machine and space for under counter fridge and freezer units. Timber framed double glazed window to the side, timber framed glazed side entrance door, central heating radiator, coving to the ceiling and door through to the pantry.



PANTRY

Timber framed frosted glazed window to the rear, fitted shelving throughout and loft access.

BATHROOM

4'9" x 5'4" [1.47m x 1.63m]

Comprising a tiled bath with mixer tap and shower attachment, pedestal wash basin, central heating radiator and half tiled walls. Timber framed frosted double glazed window to the rear and coving to the ceiling.



W.C.

2'11" x 5'2" [0.9m x 1.6m]

Fitted with a low flush WC, half tiled walls and timber framed frosted double glazed window to the rear. Coving to the ceiling.

BEDROOM ONE

13'8" x 12'5" [4.18m x 3.8m]

A spacious principal bedroom with timber framed double glazed bow window to the front enjoying attractive far reaching rural views. With central heating radiator, coving to the ceiling and door providing internal access to the garage.



BEDROOM TWO

8'4" x 12'5" [2.55m x 3.8m]

Timber framed double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

12'5" x 7'3" [3.8m x 2.23m]

Timber framed double glazed partially frosted window to the side elevation, central heating radiator and coving to the ceiling.

OUTSIDE

To the front, the property enjoys attractive lawned gardens with established planted beds containing mature trees, shrubs and flowers, together with a paved pathway and steps leading to the front entrance door. The garden is enclosed by boundary walls with an iron pedestrian gate providing access benefitting from superb far reaching views towards Netherton, Middlestown and Horbury Bridge. A set of wrought iron double gates opens onto a block paved driveway providing off road parking and leading to the larger than average attached garage. To the side is a pleasant garden incorporating stone paved patio areas, ideal for outdoor dining and entertaining, alongside mature planted beds, boundary walls and fencing. A further iron gate leads through to the rear garden. The rear garden offers lawned sections, additional paved seating areas, mature planted borders and a decorative pond with stone surround creating an attractive water feature. There is also a greenhouse and access to the lean to storage area from the garage. The gardens are fully enclosed, making them ideal for both pets and children.



GARAGE

11'9" x 19'8" [3.6m x 6.0m]

A larger than average attached single garage with up and over door, power and lighting. Internal access is provided from bedroom one, with an opening through to a useful lean to style storage area.

LEAN TO STORAGE

3'9" x 8'7" [1.15m x 2.62m]

Providing additional storage space and accessed directly from the garage.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.