



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

A timber side entrance door leads into the entrance hall, which provides access to a boarded loft room via a fitted ladder. The hall features a central radiator and doors leading to both bedrooms, the living room, kitchen, and shower room.

BEDROOM ONE

8'11" x 12'0" [2.72m x 3.66m]

Featuring a timber double glazed window overlooking the rear garden, a central radiator, and a range of fitted wardrobes and drawers with additional storage cupboards above, all fitted to one wall and extending to the ceiling.



BEDROOM TWO

8'3" x 8'5" [2.54m x 2.57m]

A well proportioned room featuring a timber double glazed window overlooking the front aspect, a central radiator, and a built in double storage cupboard.



SHOWER ROOM

5'5" x 6'0" [1.66m x 1.85m]

Comprising a three piece suite including a pedestal wash hand basin with mixer tap, low flush WC, and a walk in shower cubicle with a fixed glass screen, mixer shower, overhead drencher, and handheld attachment. The shower cubicle is fully panelled, complemented by fully tiled walls and flooring throughout the room. Additional features include inset ceiling spotlights, a chrome heated towel radiator, and a timber double glazed frosted window to the side aspect.



KITCHEN

8'3" x 8'6" [2.53m x 2.61m]

Fitted with a range of wall and base units with complementary work surfaces and fully tiled walls. There is a 1½ stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and space for a freestanding fridge freezer. Integrated appliances include an oven and grill with a four ring gas hob and extractor hood above. Additional features include display cabinets, inset ceiling spotlights, a timber double glazed window to the side aspect, and a door leading into the sunroom.



SUN ROOM

9'0" x 9'3" [2.76m x 2.84m]

A bright and versatile space with UPVC double glazed windows to three sides and a side entrance door opening onto the driveway. The ceiling is timber clad, and the room is fitted with a central radiator.



LIVING ROOM

10'11" x 14'8" [3.33m x 4.48m]

A spacious reception room with a walk in bay window comprising timber double glazed units to the front aspect. The focal point of the room is a feature gas fire set within a marble hearth and surround, complemented by a solid wood mantle. There is also a central radiator, and a coving to the ceiling.



LOFT ROOM

8'5" x 8'4" [2.59m x 2.55m]

Accessed via a fitted ladder from the entrance hall, this boarded and fully plastered space includes power and lighting, a central radiator, and a wall mounted combination boiler. There is a timber double glazed window to the side elevation and built in storage cupboards with sliding doors.

OUTSIDE

Externally, to the front of the property is an attractive lawned garden with established hedging to two sides and planted borders. A paved driveway with decorative gravel inserts runs along the side of the property, providing ample off road parking for multiple vehicles. There is also an external water supply and outside lighting. The driveway leads to a single detached garage with a manual up-and-over door, a timber glazed window to the side, and a timber access door. The rear garden features a large paved patio area that wraps around the sunroom, with planted borders to two sides and a well maintained lawn. Additional features include a greenhouse and a brick built store positioned behind the garage, offering useful storage space. A cast iron gate at the rear provides access to a further paved patio area, enhancing the outdoor entertaining potential.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

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.