

The floor plan shows a rectangular layout. The top half is labeled 'Kitchen/Diner' and the bottom half is labeled 'Lounge'. A thick black line runs horizontally across the middle, separating the two areas. On the left side, there is a staircase with steps leading up. On the right side, there is a semi-circular alcove or bay window. The walls are represented by thick black lines, and the floor is white.

The floor plan shows a rectangular layout. On the left side, there is a staircase with a curved wall and a door leading into a large room labeled 'Bedroom 1'. Above the staircase is a smaller room labeled 'Bathroom'. To the right of the Bathroom and above Bedroom 1 is another large room labeled 'Bedroom 2'. The rooms are separated by thick black lines representing walls. There are several doors: one from the staircase into Bedroom 1, one from the Bathroom into the hallway, and one from Bedroom 2 into the hallway. The overall layout is efficient, maximizing the use of space.



ACCOMMODATION

LOUNGE

14'9" x 11'8" [4.50m x 3.56m]

UPVC double glazed window to front elevation, central heated radiator, wall lights to one side with open fireplace and log burner.



KITCHEN/DINER

14'9" x 10'11" [4.50m x 3.35m]

UPVC double glazed windows to both sides, with a side upvc door. Modern kitchen with both wall and base units for storage, breakfast bar,

integrated hob and oven with cooker hood, space for a washing machine, tumble dryer and fridge freezer



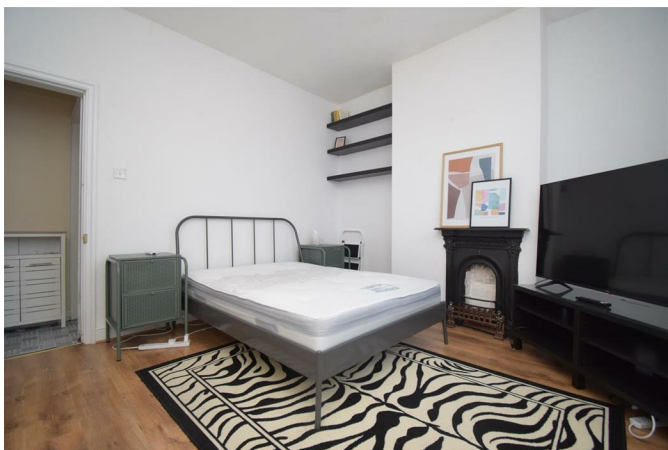
FIRST FLOOR LANDING

Access to two bedrooms and the bathroom.

BEDROOM ONE

15'1" x 11'8" [4.60m x 3.58m]

UPVC double glazed window to front, central heating radiator, original fire place to side.



BEDROOM TWO

11'1" x 9'6" [3.40m x 2.90m]

Rear UPVC double glazed window, central heating radiator and original fireplace.



BATHROOM/W.C.

7'2" x 4'11" [2.20m x 1.51m]

Three piece suite, wall mounted shower over bath, wash hand basin and low flush w/c, fully tiled on the walls.



OUTSIDE

To the side of the property is a courtyard style garden.



COUNCIL TAX BAND

The council tax band for this property is A.

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 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.