



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor and door to the living room.

LIVING ROOM

12'3" x 19'0" max [3.75m x 5.81m max]

Ceiling rose, coving to the ceiling, two wall lights, UPVC double glazed bow window to the front, central heating radiator and door to the dining room.

DINING ROOM

7'0" x 9'11" [2.14m x 3.03m]

Wooden flooring, UPVC double glazed window to the rear, central heating radiator and understairs storage cupboard. Archway to the kitchen.



KITCHEN

8'0" x 10'11" [2.44m x 3.35m]

Modern fitted wall and base units with laminate work surface over and tiled splash back above incorporating 1 1/2 sink and drainer with mixer tap. Plumbing and drainage for a washing machine, space for a dryer, space for a tall fridge/freezer, space for a cooker, wood effect laminate flooring, UVPC double glazed window to the rear, central heating radiator and door to rear.



FIRST FLOOR LANDING

Useful storage cupboard, doors to three bedrooms and the main house bathroom/w.c. Loft access with drop down ladder.

BEDROOM ONE

9'2" x 12'6" [2.81m x 3.83m]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

9'3" x 10'5" max [2.82m x 3.20m max]

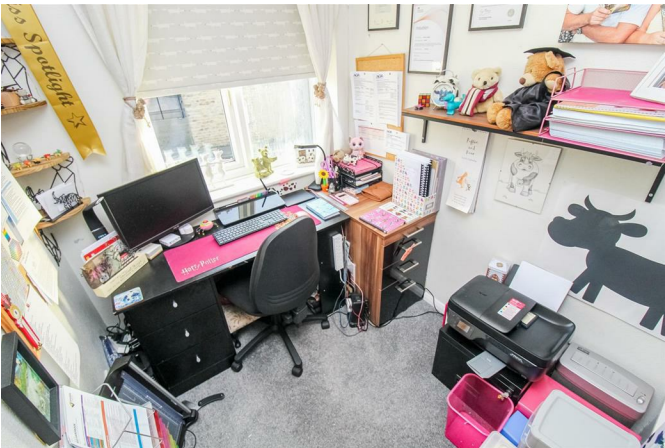
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'7" x 5'11" [2.33m x 1.81m]

UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.

5'4" x 7'1" [1.64m x 2.18m]

Three piece suite comprising panelled bath with bi-folding shower screen and electric shower over. Pedestal wash basin with chrome mixer tap and low flush w.c. Inset spotlights to the

ceiling, extractor fan, central heating radiator and UPVC double glazed window to the rear.



OUTSIDE

To the front and rear of the property there is a low maintenance flagged garden. There is on street parking and the garage is part of a garage block at the rear of the property,



COUNCIL TAX BAND

The council tax band for this property is B.

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.