



ACCOMMODATION

LIVING ROOM

11'1" x 21'5" [3.40m x 6.55m]

UPVC double glazed entrance door to the front leading directly into the lounge with a front facing UPVC double glazed window, a feature fireplace with inset electric fire, central heating radiator, coving to the ceiling, stairs leading to the first floor and a door leading through to the kitchen.



KITCHEN

11'2" x 8'7" [3.42m x 2.62m]

A range of wall and base units with complementary work surfaces over, incorporating a sink and drainer with swan

neck mixer tap. A freestanding cooker, space for a freestanding fridge/freezer, along with space and plumbing for an undercounter washing machine. Vinyl wood effect flooring, a rear facing UPVC double glazed window, and a UPVC double glazed door providing access to the rear garden. A useful storage cupboard and a single central heating radiator.



FIRST FLOOR LANDING

Loft access, a central heating radiator, and doors providing access to the two bedrooms and the house bathroom.

BEDROOM ONE

11'2" x 11'2" [3.41m x 3.41m]

A front facing UPVC double glazed window, central heating radiator and carpeted flooring.



BEDROOM TWO

9'1" x 11'3" [2.77m x 3.43m]

A rear facing UPVC double glazed window, central heating radiator, carpeted flooring, and a useful built-in storage cupboard.



BATHROOM/W.C.

7'9" x 5'5" [2.37m x 1.67m]

A white three piece suite including a panelled bath with electric shower over, pedestal wash basin, and low flush w.c. Fully tiled to the walls and floor, with tiling extending to the ceiling. A useful built-in storage cupboard and extractor fan.



OUTSIDE

Externally, to the front of the property is a lawned garden with a paved pathway leading to the entrance. To the rear, the property benefits from an enclosed, low maintenance garden with a lawn and paved pathway providing rear access. The property further benefits from a single garage situated to the rear of the 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.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.