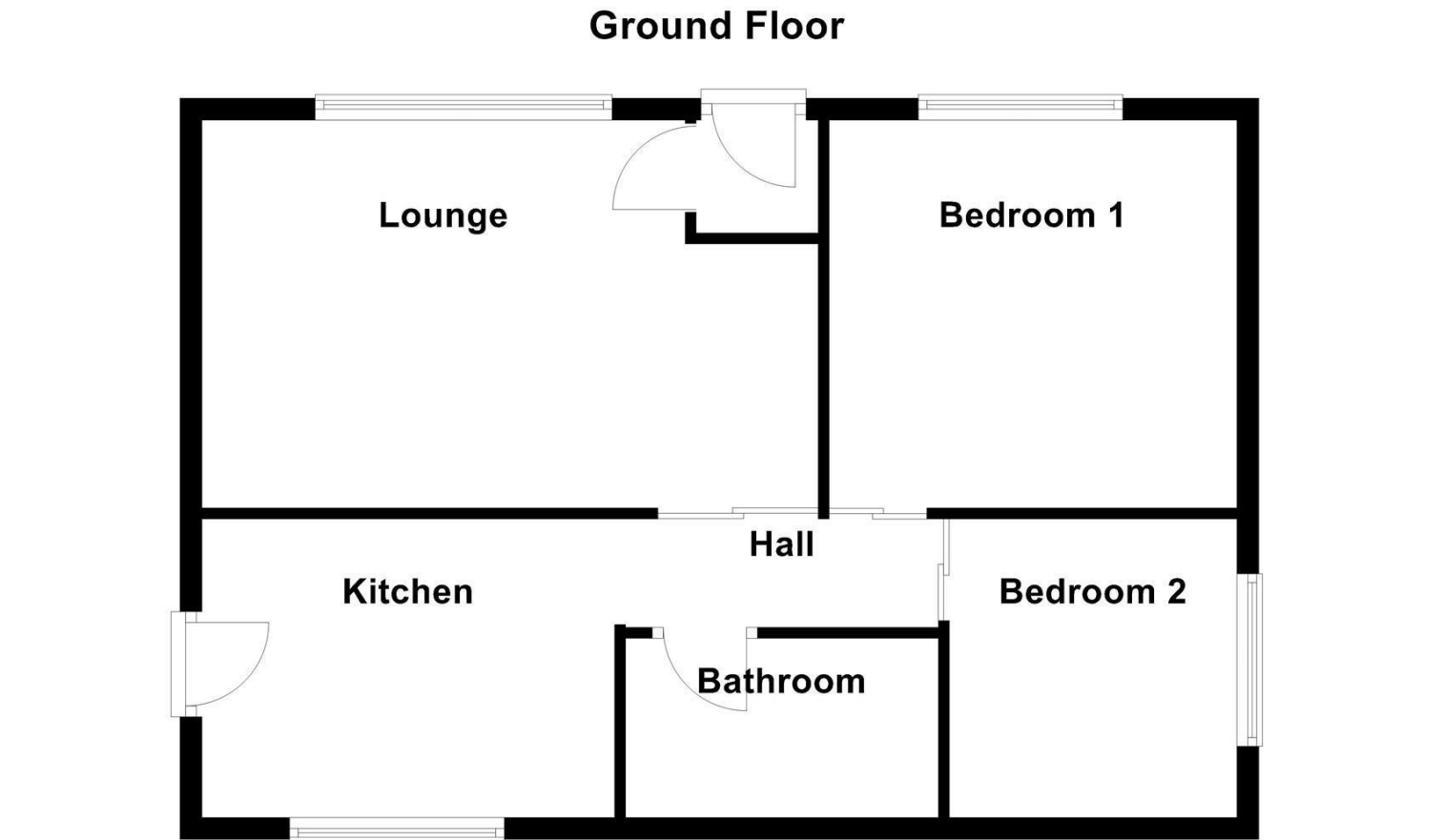






ACCOMMODATION

KITCHEN

11'10" x 8'11" [3.63m x 2.72m]

A side composite door leading directly into the kitchen. This modern, well presented kitchen features a range of wall and base units with wood effect laminate worktops, an integrated induction hob, integrated double oven, integrated fridge freezer and plumbing for a washing machine. A stainless steel sink unit with mixer tap, central heating radiator and UPVC double glazed window to the rear elevation.



INNER HALLWAY

Access to the lounge, two bedrooms and the house bathroom.

LOUNGE

18'6" x 11'6" [5.64m x 3.53m]

A spacious and welcoming lounge featuring UPVC double glazed window to the front elevation, central heating radiator, wood

flooring, and wood skirting. A door leads through to the inner porch and front entrance door.



BEDROOM ONE

12'3" x 11'3" [3.75m x 3.45m]

A generous double bedroom with UPVC double glazed window to a different elevation, central heating radiator and carpeted flooring.



BEDROOM TWO

8'11" x 8'11" [2.74m x 2.73m]

A well proportioned second bedroom with UPVC double-glazed window to the side elevation, central heating radiator and carpeted flooring.



BATHROOM/W.C.

9'6" x 5'5" [2.90m x 1.67m]

A beautifully presented modern four piece suite, featuring a corner shower cubicle with glass sliding doors, built in shower head and handheld attachment, freestanding bath with mixer tap, pedestal wash basin and low flush w.c. Fully tiled to both walls and floor and a white ladder style heated towel radiator.



OUTSIDE

Externally, to the front of the property, there is a lawned garden with borders of mature bushes and shrubbery, which wraps around to side lawns and gardens. The driveway provides ample off street parking for two vehicles. There is also a flagged patio seating area, ideal for outdoor dining, and a chipped lawn leading to a separate patio area. The garden continues around to the rear, where there is space for a storage shed and an additional outbuilding, which can be used as a home office, summer house, or potential third bedroom.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The bathroom, kitchen and boiler are all under 2 years old. The wood flooring is all solid wood flooring and again is less than 2 years old. The outer fencing is also less than 2 years old."

COUNCIL TAX BAND

The council tax band for this property is C.

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.