



ACCOMMODATION

ENTRANCE HALL

Feature archway, cornice into ceiling, original balustrade staircase to the first floor landing, two radiators, leaded sash windows to the side and doors to the living room, dining room and kitchen.

DINING ROOM

13'11" x 12'11" [min] x 15'3" [max] [4.26m x 3.96m [min] x 4.65m [max]]

Leaded stained frosted windows to the front and side, UPVC double glazed window to the rear, radiator and wooden fire surround with stone hearth and feature fire inset.



LIVING ROOM

15'0" x 19'2" [4.58m x 5.85m]

Walk in bay window with three UPVC double glazed windows to the front. Delph rack, cornice into ceiling, deep skirting, radiator and feature wood burner with marble fire surround and marble hearth.



KITCHEN

12'11" x 12'11" [3.95m x 3.96m]

Range of bespoke fitted wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space for fridge and freezer, UPVC double glazed window to the rear, recess LED spotlights, radiator and fully tiled floor. Door leading down to the cellar room with power and door to the utility room.

UTILITY ROOM

14'7" x 6'9" [4.47m x 2.08m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a dryer, plumbing for a washing machine and the boiler is housed in here. Composite side door and UPVC double glazed window to the side. Door to downstairs shower room.



SHOWER ROOM/W.C.

6'4" x 5'2" [min] x 7'10" [max] [1.95m x 1.59m [min] x 2.40m [max]]

Shower cubicle with electric shower, low flush w.c., pedestal wash basin, fully tiled walls and floor. Radiator, UPVC double glazed frosted window to the side, shaver socket point and recess LED spotlights.

FIRST FLOOR LANDING

Original balustrade staircase to the second floor landing, leaded sash window to the side, radiator and doors to three bedrooms, bathroom and store room with oval window to the front and fitted shelves.

BEDROOM TWO

13'0" [min] x 14'11" [max] x 14'0" [3.98m [min] x 4.55m [max] x 4.28m]

UPVC double glazed window to the rear, original sash window to the front, radiator and coving to the ceiling,

BEDROOM THREE

9'10" x 12'11" [3.01m x 3.96m]

Decorative fire surround and tiled hearth, picture rail, UPVC double glazed window to the rear, radiator and exposed wooden floorboards.

BATHROOM/W.C.

10'2" x 6'7" [3.12m x 2.03m]

Four piece suite comprising low flush w.c., pedestal wash basin, freestanding roll top bath with claw feet and corner shower cubicle with mixer shower. Fully tiled walls and floor. Leaded sash window to the rear, spotlights to the ceiling and radiator. Door to airing cupboard.



BEDROOM ONE

15'1" x 15'11" [4.60m x 4.86m]

UPVC double glazed window to the front, coving to the ceiling and radiator.



SECOND FLOOR LANDING

Door to two further bedrooms.

BEDROOM FOUR

13'0" x 13'0" [3.98m x 3.98m]

Sloping roof to two sides, UPVC double glazed window to the rear, timber framed double glazed skylight Velux window to the rear and radiator. Loft access.

BEDROOM FIVE

15'11" x 10'8" [4.86m x 3.27m]

Solid wood flooring, radiator, UPVC double glazed window to the front, recess ceiling spotlights, sloping roof to one side and storage into the eaves.

OUTSIDE

Small lawned garden area to the front with plants and shrubs. Gated access to tarmac driveway providing off street parking leading to the brick built single detached garage with up and over door. To the rear is an attractive lawned garden with plants and shrubs bordering incorporating a stone terraced patio, ideal for entertaining purposes.



COUNCIL TAX BAND

The council tax band for this property is E.

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.