





ACCOMMODATION

ENTRANCE HALL

Staircase providing access to the upper floors, gas central heating radiator and door to the side leading to the living room.

LIVING ROOM

14'10" x 10'0" [4.54m x 3.06m]

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



KITCHEN/DINER

7'9" x 13'5" [2.38m x 4.1m]

UPVC double glazed window and French door to the rear, gas central heating radiator and fitted kitchen with integrated fridge and freezer, space and plumbing for a washing machine, four ring gas burning hob and integrated Zanussi oven and grill. Single bowl metallic sink with mixer tap, lino flooring and door leading into downstairs w.c.

W.C.

2'10" x 5'6" [0.88m x 1.7m]

Two piece suite in white comprising low flush w.c. and ceramic space saver sink with mixer tap. Gas central heating radiator and tiled splash back.

FIRST FLOOR LANDING

Access to two bedrooms, house bathroom/w.c and small storage cupboard. Door to second landing with staircase providing access to the second floor.

BEDROOM TWO

7'10" x 13'5" [2.39m x 4.1m]

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



BATHROOM/W.C.

7'0" x 6'0" [2.15m x 1.85m]

Three piece suite in white comprising low flush w.c., ceramic sink with separate taps, full size bath with tiled surround and gas central heating radiator.



BEDROOM THREE

6'9" x 8'6" [2.06m x 2.60m]

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



SECOND FLOOR LANDING

Access to bedroom one.

BEDROOM ONE

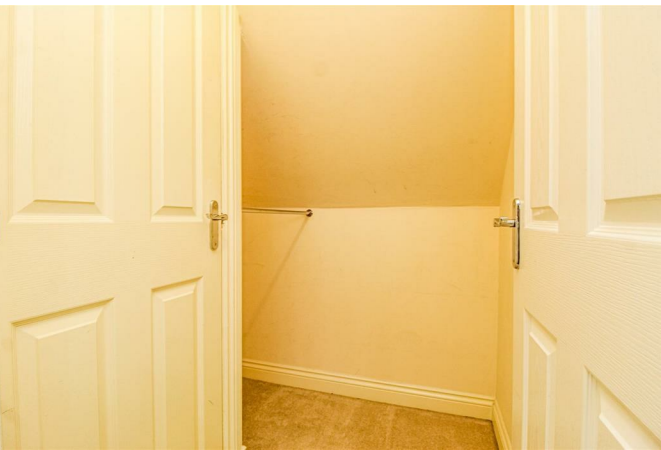
13'6" x 11'9" [4.12m x 3.59m]

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



WALK IN WARDROBE

Clothes rail and airing cupboard.



EN SUITE SHOWER ROOM/W.C.

5'8" x 6'11" [1.73m x 2.13m]

Three piece suite comprising low flush w.c., ceramic sink with separate taps, walk in shower with tiled surround. UPVC double glazed Velux window to the rear, extractor fan and gas central heating radiator.



OUTSIDE

To the front of the property there is an open lawned garden. To the rear there is a fully enclosed family friendly garden which is laid predominantly to lawn and walls to two sides. There is a flagged patio seating area and side gated access. Beyond the rear boundary of the property there is a driveway which provides off street parking for two cars.



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.