



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Staircase with solid oak handrail and cast iron spindles leading to the first floor landing, with carpet runner. Full height wall panelling, coving to the ceiling, inset spotlights, exposed beams and central heating radiator. Four solid wooden doors with chrome handles provide access to the downstairs W.C., sitting/dining room, kitchen diner and useful storage cupboard.

KITCHEN DINER

18'0" x 12'4" (max) x 9'6" (min) [5.49m x 3.78m (max) x 2.91m (min)]
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching laminate upstands. Incorporating a stainless steel sink and drainer with mixer tap, integrated twin oven and grill and four ring ceramic hob with glass splashback and extractor hood above. The vendors are also leaving the oil fired Rayburn range cooker, set on a tiled hearth with tiled splashback. Integrated full size Kenwood dishwasher and space for a large freestanding fridge freezer. Two UPVC double glazed windows overlook the rear aspect, together with a fully tiled floor, central heating radiator, coving to the ceiling and an exposed brick feature wall with integrated downlights. Solid wooden door with chrome handle providing access to the rear hallway.



REAR HALLWAY

Composite rear entrance door leading into the garden. Two solid wooden doors with chrome handles provide access to storage cupboards, one housing the floor mounted boiler with fixed shelving and the other providing useful pantry storage with fitted shelving. Two further solid wooden doors lead into the sitting/dining room and utility room. Inset spotlights to the ceiling.

UTILITY ROOM

8'6" x 6'1" [2.61m x 2.13m]
Fitted with a range of high gloss wall and base units with laminate work surfaces over and stainless steel sink and drainer. UPVC double glazed window overlooking the rear aspect, inset spotlights to the ceiling, fully tiled floor and central heating radiator.

SITTING/DINING ROOM

12'10" x 14'10" [3.92m x 4.53m]
Two UPVC double glazed windows overlooking the front aspect, central heating radiator, coving to the ceiling and ceiling rose. Three original solid wooden doorways and architraves create an attractive character feature within the room. An opening leads through into the living room.

LIVING ROOM

11'0" x 20'4" [3.37m x 6.20m]
Feature multi fuel cast iron stove set on a stone hearth with decorative stone chimney breast and solid stone mantle. Inset spotlights to the ceiling, two exposed beams, laminate flooring and central heating radiator. UPVC double glazed window overlooking the front aspect and UPVC double glazed bi-folding doors opening directly onto the landscaped rear garden.



FIRST FLOOR LANDING

Gallery style landing with loft access, UPVC double glazed window overlooking the front elevation and six solid wooden doors with chrome handles providing access to four bedrooms, the house bathroom and a storage cupboard housing the water tank.

BEDROOM ONE

20'3" x 11'3" [6.18m x 3.43m]
Solid wood flooring, two central heating radiators and triple aspect windows, including two UPVC double glazed windows to the side elevation together with further UPVC double glazed windows to the front and rear. Inset spotlights to the ceiling, part coving and an exposed stone feature wall. Two solid wooden doors with chrome handles provide access to the en suite shower room and walk-in wardrobe/dressing room.



EN SUITE SHOWER ROOM

4'6" x 8'1" [1.39m x 2.47m]
Fitted with a modern three piece suite comprising low flush W.C. with concealed cistern, wash basin with chrome mixer tap set within a floating vanity unit and walk in shower enclosure with fixed glass screen, mixer shower and rainfall shower head. Fully laminated walls within the shower enclosure, inset spotlights to the ceiling, extractor fan, fully tiled floor, chrome ladder style radiator, heated vanity mirror and shelves.

WALK IN WARDROBE/DRESSING ROOM

3'6" x 8'4" [1.08m x 2.56m]
Fitted wardrobe rails and shelving with inset spotlights to the ceiling.

BEDROOM TWO

10'0" x 17'9" (max) x 13'3" (min) [3.07m x 5.42m (max) x 4.06m (min)]
Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator. Double solid wooden doors with chrome handles provide access to a built in double wardrobe.



BEDROOM THREE

11'5" x 8'3" [3.48m x 2.53m]
Two UPVC double glazed windows overlooking the front elevation, inset spotlights to the ceiling and central heating radiator.

BEDROOM FOUR

8'3" x 10'3" [2.53m x 3.13m]
Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and inset spotlights to the ceiling.

BATHROOM

7'8" x 10'0" (max) x 8'5" (min) [2.35m x 3.06m (max) x 2.59m (min)]
Fitted with a modern three piece suite comprising curved panelled bath with curved glass shower screen, mixer shower and wall mounted shower attachment, low flush W.C. and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Fully laminated walls around the bath, half tiled walls to the remainder, laminate flooring, chrome ladder style radiator, extractor fan, frosted UPVC double glazed window overlooking the front elevation and inset spotlights to the ceiling.



OUTSIDE

To the front of the property, double timber swing gates provide access onto a large cobbled driveway offering ample off road parking for several vehicles. A Yorkshire stone paved pathway leads from the gates to the front entrance, which features an attractive stone arch and up-and-down exterior wall light. Solid stone and brick built walls, together with mature privet hedging, provide a good degree of enclosure and privacy. Original double timber swing gates provide access into the landscaped rear garden, where a Yorkshire stone pathway leads alongside a solid brick wall to a generous Yorkshire stone paved patio extending across the rear of the property. Raised woodchip borders with established planting sit alongside the patio, whilst an attractive brick and stone archway opens into the main lawned garden beyond. The larger than average rear garden is enclosed by solid stone walling, timber fencing and mature privet hedging, creating a particularly private and secluded setting.



SUMMER HOUSE

8'6" x 7'4" [2.60m x 2.24m]
UPVC double glazed French doors to the front with UPVC double glazed side panels, featuring inset spotlights to the ceiling, off grid 12v power/USB sockets and lighting, fully insulated throughout and carpeted flooring. The space is ideal for use as a home office, playroom or garden room. A timber door to the front also provides access into a useful adjoining store room.

COUNCIL TAX BAND

The council tax band for this property is D.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.