



A large, two-story brick house with a gabled roof. The main body of the house is constructed from red bricks, while the upper gable end is finished with a light-colored render. The house features several white-framed windows, including a large bay window on the ground floor and a smaller window in the gable. The front door is painted a deep blue and is set within a small porch area. To the left of the main house, there is a detached white garage with a dark tiled roof. The property is surrounded by a green lawn and a paved driveway. A large tree is visible in the background to the left. The overall appearance is that of a well-maintained residential property.

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ACCOMMODATION

ENTRANCE HALL

Composite entrance door into entrance hall. Central heating radiator, stairs to first floor landing, coving to the ceiling. Doors to the lounge/dining room, kitchen and utility room.

UTILITY ROOM

5'9" x 6'6" [1.77m x 1.99m]
UPVC double glazed window to the front. Modern fitted wall and base units with worksurface over incorporating stainless steel sink and drainer with mixer taps, plumbing for washer, space for freezer.

KITCHEN

12'5" x 7'11" [3.81m x 2.43m]
UPVC double glazed window to the front, spotlights, central heating radiator. A range of contemporary wall and base units with matching laminate worksurface over, stainless steel sink and drainer with mixer taps, integrated grill and double oven, space for slimline dishwasher, space for fridge and freezer.

LOUNGE/DINING ROOM

13'1" x 11'9" [min] x 14'10" [max] [4.0m x 3.59m [min] x 4.53m [max]]
UPVC double glazed window to the side, UPVC double glazed bi-folding doors into orangery, gas fireplace with marble back hearth and modern surround, coving to the ceiling, door to downstairs cloaks cupboard, central heating radiator.



ORANGERY

9'5" x 12'11" [2.88m x 3.96m]
UPVC double glazed French doors to the rear with UPVC double glazed windows either side, two UPVC double glazed Velux windows, central heating radiator, spotlights.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling, central heating radiator. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

8'9" x 10'3" [2.67m x 3.13m]
UPVC double glazed window to the rear, central heating radiator, archway into dressing area [0.97m x 0.99m] which then has a door to en suite shower room.



EN SUITE SHOWER ROOM

5'2" x 5'1" [1.58m x 1.56m]
Fully tiled walls, heated chrome towel radiator, spotlights. Low flush W.C., pedestal wash basin, corner shower cubicle with mixer shower.

BEDROOM TWO

9'9" x 8'9" [max] x 7'8" [min] [2.98m x 2.68m [max] x 2.35m [min]]
UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

6'10" x 6'9" x [min] x 7'9" [max] [2.10m x 2.06m x [min] x 2.37m [max]]
UPVC double glazed window to the front, central heating radiator, storage cupboard over the bulkhead of the stairs.

BATHROOM

6'6" x 5'11" [2.0m x 1.82m]
Frosted UPVC double glazed window, heated chrome towel radiator, part tiled walls. Low flush W.C., pedestal wash basin, panelled bath with mixer shower over.



OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking and leading to a brick built detached garage [2.63m x 5.12m] with an up and over door. To the rear of the property is an attractive lawned garden incorporating a flagged patio area, plants and shrubs surrounding.



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.

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.