





ACCOMMODATION

ENTRANCE HALL

Wood effect laminate flooring, central heating radiator and access to the living room, cellar and dining room.

LIVING ROOM

14'11" x 11'8" [4.57m x 3.58m]

UPVC double glazed window to the front elevation, central heating radiator and feature open fireplace. Door leading through to the inner hallway.

HALLWAY

Staircase to the first floor landing.

DINING ROOM

10'10" x 11'10" [3.32m x 3.63m]

UPVC double glazed window and door to the rear. Central heating radiator, wood effect laminate flooring and built in storage cupboard. Door through to the kitchen.



KITCHEN

9'8" x 7'1" [2.96m x 2.16m]

UPVC double glazed window to the rear. Fitted kitchen with an array of wall and base units with laminate work tops, integrated electric hob, integrated oven with splash back and cooker hood. Stainless steel sink and drainer, central heating radiator, space for a fridge/freezer and space for a dishwasher. Spotlights to the ceiling.



FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

BEDROOM ONE

14'11" x 12'2" [4.56m x 3.73m]

UPVC double glazed windows to the front elevation, central heating radiator and feature open fireplace.



BEDROOM TWO

11'11" x 10'11" [3.64m x 3.35m]

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

BATHROOM/W.C.

7'9" x 6'6" [2.38m x 2.00m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath with a glass shower screen, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and spotlights to the ceiling. The boiler is housed in here.



OUTSIDE

To the front of the property there is gated entry leading to a low maintenance lawn with bush and tree border. To the rear there is a low maintenance flagged patio with gated entry leading to the rear off street parking with potential to extend the garden if parking is not necessary.



COUNCIL TAX BAND

The council tax band for this property is A.

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.