



ACCOMMODATION

ENTRANCE PORCH

14'2" x 9'2" [4.33m x 2.8m]

An entrance door with timber frame double glazed panel and matching window to the front leads into the main entrance area with spotlights to the ceiling and fitted storage cupboards. Doors lead to the kitchen breakfast room and downstairs WC.

DOWNSTAIRS W.C.

4'9" x 2'5" [1.46m x 0.76m]

Timber frame frosted double glazed window to the side, low flush WC, wall mounted wash basin with tiled splashback and spotlights to the ceiling.

KITCHEN BREAKFAST ROOM

11'7" x 13'5" [3.55m x 4.11m]

A range of wall and base shaker style units with granite work surfaces over. Inset stainless steel sink with mixer tap and drainer, plumbing for dishwasher, space for fridge freezer, integrated wine cooler and space for range style electric cooker set within an exposed brick chimney breast with wooden mantle and tiled splashback. Door through to the dining room, matte black column style radiator, timber frame double glazed window to the front and spotlights to the ceiling.

DINING ROOM

16'4" x 14'6" [5.0m x 4.43m]

Anthracite column radiator, exposed beams to the ceiling, timber frame double glazed window to the rear, decorative fireplace with stone hearth and wooden mantle, access down to the cellar and door to the rear hallway.



REAR HALLWAY

Timber framed glazed door to the garden, staircase to the first floor and door through to the living room.

LIVING ROOM

16'4" x 14'11" [5.0m x 4.55]

Dual aspect timber frame double glazed windows to the front and rear, solid oak flooring, exposed ceiling beams, central heating radiator and log burning style gas fire set within exposed brick surround and wooden mantle.



FIRST FLOOR LANDING

Timber frame double glazed window to the front and doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 13'6" [4.0m x 4.14m]

Timber frame window to the rear, spotlights to the ceiling, decorative cast iron fireplace, central heating radiator, door to walk in wardrobe and door to the en suite shower room.



WALK IN WARDROBE

3'1" x 5'8" [0.96m x 1.75m]

Fitted storage solutions and loft access.

EN SUITE SHOWER ROOM/W.C.

5'10" x 6'11" [1.8m x 2.13m]

Fitted storage, extractor fan, electric towel radiator, low flush WC, wash basin set within vanity unit, shower cubicle with mains shower and glass screen, partial tiling.

BEDROOM TWO

13'6" x 12'1" [4.12m x 3.7m]

Timber frame double glazed window to the front, central heating radiator, spotlights to the ceiling and loft access.



BEDROOM THREE

14'11" x 10'5" [4.55m x 3.2m]

Timber frame double glazed window to the rear with window seat and central heating radiator.

HOUSE BATHROOM/W.C.

5'6" x 11'5" [1.7m x 3.5m]

Frosted timber frame double glazed window to the front, spotlights to the ceiling, column style radiator with towel rail, low flush WC, wash basin within vanity unit, roll top bath with shower attachment and separate shower cubicle with glass screen and partial tiling.



OUTSIDE

To the front is a pebbled driveway providing off road parking for at least six vehicles, leading to the property, outbuildings and double garage. A stone paved area leads to the front porch. A side garden is mainly laid to lawn with planted beds and a raised decked patio with timber canopy, enclosed by walls and timber fencing, with gated access from the driveway. The rear garden is mainly laid to lawn with planted borders, shrubs and trees, pebbled areas and stone paving to the rear door. The garden is enclosed by stone walls, hedging and timber fencing.



DOUBLE GARAGE

23'5" x 21'10" [7.16m x 6.67m]

Electric roller door, power and lighting, opening to storage area and vaulted ceiling providing additional storage.



STORAGE AREA

9'4" x 15'4" [2.87m x 4.68m]

Timber door access, power, lighting and vaulted ceiling.

OUTBUILDING (GROUND FLOOR)

13'7" x 29'6" [4.15m x 9.0m]

Large room with power and lighting, stairs to the first floor and timber frame frosted window to the front.

OUTBUILDING (FIRST FLOOR)

13'7" x 29'6" [4.15m x 9.0m]

Partially insulated, three frosted double glazed windows and vaulted ceiling with power and lighting.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.