



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall, with a frosted UPVC double glazed panel above. Two doors provide access to the kitchen diner and living room. Staircase with chrome handrail, fixed coat rail to the wall and wall mounted electric heater.

KITCHEN DINER

11'11" x 16'0" [3.65m x 4.90m]

Fitted with a range of wall and base high gloss units with laminate work surfaces over and tiled splashbacks. Incorporating a 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated twin oven and grill, separate four ring induction hob with glass splashback and curved glass extractor hood above. There is also space for an American style fridge freezer, central heating radiator, two UPVC double glazed windows creating a dual aspect to the front and rear, composite side entrance door and timber folding door providing access to the staircase leading down to the vaulted cellar.

VAULTED CELLAR

8'11" x 9'0" [2.74m x 2.76m]

Located on the lower ground floor and providing useful additional storage space.

LIVING ROOM

14'11" x 12'9" [max] x 11'8" [min] [4.57m x 3.90m [max] x 3.58m [min]]

Coving to the ceiling, two exposed beams, central heating radiator and two UPVC double glazed windows creating a dual aspect to the front and rear.



FIRST FLOOR LANDING

Two UPVC double glazed windows overlooking the rear elevation, loft access with folding wooden ladder and three doors providing access to two bedrooms and the house shower room.

BEDROOM ONE

15'0" x 8'7" [4.59m x 2.62m]

Extensive range of fitted bedroom furniture including wardrobes

to one wall, fitted bedside drawers to the opposite wall and two further double fitted wardrobes with downlighting and fitted drawers below. Central heating radiator, UPVC double glazed window overlooking the front elevation and door providing access to a large storage cupboard with lighting.



BEDROOM TWO

11'10" x 12'5" [max] x 9'6" [min] [3.63m x 3.79m [max] x 2.91m [min]]

UPVC double glazed window overlooking the front elevation, central heating radiator and folding door providing access to the en suite W.C.



EN SUITE W.C.

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback.



SHOWER ROOM

8'7" x 6'0" [max] x 3'1" [min] [2.62m x 1.85m [max] x 0.95m [min]]

Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with separate taps and enclosed shower cubicle with bi fold glass doors, mixer shower and fully tiled walls within the enclosure. Wall mounted electric heater, frosted UPVC double glazed window overlooking the rear elevation and extractor fan to the ceiling.



OUTSIDE

To the side of the property is a large sweeping tarmac driveway providing ample off road parking for several vehicles. A tarmac and concrete pathway continues to the rear of the property, where there is an external water connection beneath the kitchen window. To the front is a low maintenance concrete garden enclosed by solid brick walling, with a wrought iron gate providing access.

PLEASE NOTE

Please note: The property is currently occupied by a tenant, however this arrangement may change during the course of the sale. More information can be given upon request.

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.