





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with UPVC double glazed side panel leading into the entrance hall. Further UPVC double glazed window overlooking the front elevation, central heating radiator with decorative cover and timber door with glazed insert providing access into the kitchen diner.

KITCHEN/DINER

Fitted with a modern range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. The current vendors are including the Rangemaster style cooker, incorporating two ovens, five ring gas hob and hot plate, with stainless steel splashback and extractor hood above. Integrated full size dishwasher, space and plumbing for a washing machine and space for a large freestanding fridge freezer. Central heating radiator, coving and inset spotlights to the ceiling. UPVC double glazed windows overlooking the side and rear elevations provide a dual aspect. Doors provide access to the utility room and living room.

LIVING ROOM

11'5" x 18'11" [3.50m x 5.78m]

Laminate flooring, central heating radiator and dual aspect UPVC double glazing, with a window overlooking the front elevation and sliding patio doors opening directly onto the landscaped rear garden.



UTILITY

5'3" x 9'2" [1.62m x 2.81m]

Two UPVC double glazed windows overlooking the front and rear elevations, together with UPVC double glazed doors providing access to both the front and rear of the property. Fitted with a range of high gloss base units with laminate work surface over, fixed wall mounted coat racks, part timber clad walls and wall light.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and central heating radiator. Four doors provide access to three bedrooms and the modern house bathroom. A staircase ladder provides access to the loft rooms on the second floor.

BEDROOM ONE

12'4" x 10'2" [3.76m x 3.11m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

12'10" x 8'5" [3.92m x 2.58m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. Two built-in double wardrobes provide useful storage.



BEDROOM THREE

7'2" x 7'6" [2.20m x 2.30m]

UPVC double glazed window overlooking the front elevation and central heating radiator. Built-in double door storage cupboard positioned over the stair bulkhead.



BATHROOM/W.C.

5'3" x 10'4" [1.62m x 3.17m]

Fitted with a contemporary suite comprising L-shaped panelled bath with matching glazed shower screen, chrome waterfall mixer tap and separate mixer shower over with rainfall shower head and additional shower attachment. Wall mounted wash basin with chrome waterfall mixer tap set above vanity drawers and low flush W.C. with concealed cistern. Fully tiled walls and flooring, chrome ladder style radiator, wall mounted extractor fan and inset spotlights to the ceiling. Two frosted UPVC double glazed windows overlooking the rear and side elevations provide a dual aspect.

LOFT ROOM

9'1" x 8'1" [2.78m x 2.48m]

Two built-in shelved storage cupboards, together with a timber framed double glazed Velux window with an integrated blind overlooking the front. Power and lighting are also provided within the loft space.



OUTSIDE

To the front is a tarmacadam driveway providing off road parking for up to three vehicles, complemented by low maintenance pebbled borders with established planting and feature uplighting. The landscaped rear garden has been designed for ease of maintenance and incorporates a composite decked patio area, ideal for outdoor dining and entertaining. Beyond is an artificial lawn with low maintenance pebbled borders, together with a block paved pathway leading to the utility entrance. An external water point is also positioned to the rear of the property.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Pontefract 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.