





A FABULOUS THREE STOREY END TOWNHOUSE WITH CONSERVATORY EXTENSION. This beautiful home offers the perfect family accommodation in the popular Kirk Sandall, just a short walk from the local train station and amenities. The property in brief comprises of entrance hall, WC, living/dining area, conservatory extension, kitchen, first floor landing, two bedrooms, bathroom, second floor landing, master bedroom with ensuite shower room, nicely landscaped gardens, driveway and single garage. **ONE NOT TO BE MISSED.**

ENTRANCE HALL

2' 11" x 8' 4" (0.91m x 2.55m) Front facing double glazed door leading to this beautiful home, radiator, stairs to the first floor landing, alarm system and access to the kitchen/living room.

WC

5' 2" x 3' 2" (1.58m x 0.99m) With a low flush WC, wash hand basin, laminate flooring and extractor fan.

LIVING/DINING ROOM

13' 5" x 15' 5" (4.10m x 4.70m) A beautiful living space that is now complemented with open access to a conservatory extension at the rear, radiator, storage cupboard and an electric feature fireplace with decorative surround.

CONSERVATORY

11' 11" x 7' 7" (3.64m x 2.33m) Offering views over the garden via the rear and side facing double glazed windows, side facing double glazed French doors to the patio, laminate flooring and a radiator.



KITCHEN

6' 3" x 10' 0" (1.92m x 3.05m) Lovely kitchen with front facing double glazed window, radiator, fitted kitchen units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, plumbing for a dishwasher, space for a fridge/freezer, partially tiled walls and an extractor fan.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

6' 3" x 12' 1" (1.93m x 3.69m) Benefitting from a radiator and stairs leading to the master bedroom on the second floor.

BEDROOM

13' 6" x 8' 1" (4.12m x 2.48m) Rear facing double glazed window and a radiator.

BEDROOM

13' 5" x 5' 2" (4.09m x 1.60m increasing to 2.62m) Two front facing double glazed windows and a radiator.

BATHROOM

7' 1" x 6' 9" (2.17m x 2.08m) Family bathroom comprising of a low flush WC, wash hand basin, bath, partially tiled walls, radiator, extractor fan and a side facing double glazed frosted window.

STAIRS

Leading from the landing to the second floor landing.

SECOND FLOOR LANDING

Access door to the master bedroom.







MASTER BEDROOM

12' 4" x 10' 0" (3.78m x 3.05m) Superb master bedroom offering plenty of space, with front facing double glazed window, two radiators, storage cupboard, door to the ensuite shower room and a loft access point.

ENSUITE

8' 3" x 5' 5" (2.53m x 1.66m) With rear facing double glazed Velux style window, radiator, low flush WC, wash hand basin, shower cubicle, extractor fan, partially tiled walls and spotlights to the ceiling.



FRONT GARDEN & PARKING

Small laid to lawn area with shrub beds, open access to the driveway from the shared access area, plus a storage outbuilding that holds plumbing for a washing machine and space for a tumble dryer.

SINGLE ATTACHED GARAGE

Accessed from the driveway and is currently separated into two rooms for storage.

REAR GARDEN

A fence enclosed rear garden with paved/slate beds, raised decking area, lawn and play area, plus a shed for storage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
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