



Dewsbury Road, Tingley WAKEFIELD WF3 1LN

welcome to

Dewsbury Road, Tingley WAKEFIELD

EXTENDED THREE BEDROOM SEMI DETACHED home, with NO ONWARD CHAIN, READY TO MOVE INTO, FABULOUS SIZED OPEN PLAN KITCHEN/DINER, UTILITY ROOM/OFFICE, SHOWER ROOM, MODERN HOUSE BATHROOM, DRIVEWAY and ENCLOSED LAWNED GARDEN to the rear.

Entrance Hall

Composite door to the front, uPVC double glazed window to the side, stairs leading to the first floor landing and door leading into the living room.

Living Room

uPVC double glazed bay window to the front, gas central heating radiator, fireplace (currently capped off) laminate flooring, understairs storage cupboard.

Open Plan Kitchen/Diner

Fabulous sized room, having a fully fitted kitchen with range of wall and base units with complementary work surfaces over, free standing oven with hob, washing area with two sinks, space for a dining table and sofa, gas central heating radiator, spot lights, wooden double glazed skylight, engineered wood flooring, uPVC double glazed patio doors to the rear, Composite door to the side and door leading into the utility room/office space and shower room.

Utility Room/Office Space

Space for a washing machine, gas central heating radiator, engineered wood flooring, two wooden skylights, Composite door to the rear.

Shower Room

Spacious walk-in shower, low level flush WC, wash hand basin, tiled walls, heated towel rail, engineered wood flooring, uPVC double glazed window to the front and a wooden skylight.

First Floor Landing

Access to all three bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, gas central

heating radiator.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes, loft access.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A modern fitted three piece suite comprising of over sized cast iron enamelled bath with shower over, low level flush WC, wash hand basin, marble tiled walls to all visible areas, gas central heating radiator, uPVC double glazed window to the rear.

Loft

Fully boarded out with weight support, pull down ladder, Velux window, fitted air pressure pump, which improves air circulation and lowers humidity throughout the house. Perfect space for extra storage.

Exterior

Driveway to the side providing ample off road parking, graveled area to the front and to the rear is an enclosed lawned garden with graveled area, perfect space to enjoy the summer months.





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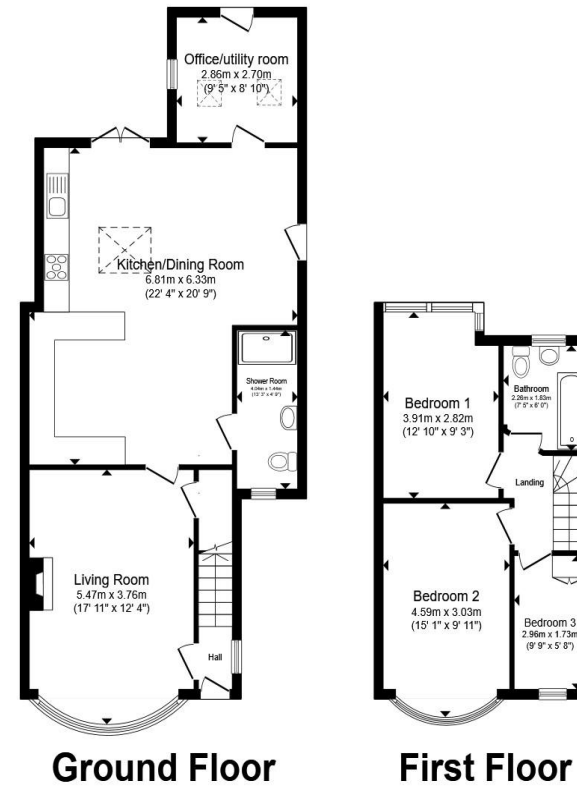
welcome to

Dewsbury Road, Tingley WAKEFIELD

- Extended three bedroom semi detached
- Fabulous open plan kitchen/diner
- Downstairs shower room
- Utility room/office
- Lawned rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£290,000



Total floor area 113.7 m² (1,224 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111906 - 0005

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