



**Scarborough Lane, Tingley Wakefield WF3 1BF**

**welcome to**

## **Scarborough Lane, Tingley Wakefield**

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME with TWO RECEPTION ROOMS, STUDY, DOWNSTAIRS WC, KITCHEN/DINER, HOUSE BATHROOM, TWO ENSUITES, DRIVEWAY and an ENCLOSED REAR GARDEN. Good access to motorway links and good schools.

### **Entrance Porch**

Composite door to the front, door leading into the living room and door to the downstairs WC.

### **Downstairs Wc**

Low level flush WC, wash hand basin, tiled walls and floor, double glazed window to the front.

### **Living Room**

uPVC double glazed windows to the front and side, two gas central heating radiators, electric fire, stairs leading to the first floor landing and door leading through to the kitchen/diner.

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, induction hob, fitted extractor fan, integrated oven, microwave and dishwasher, space for fridge freezer, uPVC double glazed window to the rear, sliding doors leading into the sitting/dining room.

### **Sitting/Dining Room**

uPVC double glazed windows to the rear and side, two double glazed skylights, gas central heating radiator, panelled walls and double glazed French doors leading out to the rear garden.

### **Study**

uPVC double glazed window to the front, gas central heating radiator, space for a tumble dryer and loft access.

### **First Floor Landing**

uPVC double glazed window to the side. Stairs leading to the second floor.

### **Bedroom One**

uPVC double glazed window to the front, gas central heating radiator, sliding door leading into the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin, tiled walls, heated towel rail, uPVC double glazed window to the front.

### **Bedroom Three**

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Four**

uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a bath with electric shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

### **Second Floor Bedroom Two**

uPVC double glazed window to the rear, gas central heating radiator, loft access and access into the ensuite.

### **Ensuite**

Walk-in shower, low level flush WC, wash hand basin, double glazed skylight. Door leading to the eaves storage and access to the gas central heating boiler.





### **Exterior**

Driveway and paved area to the front and to the rear is an enclosed garden with a paved area, decked area with seating and further artificial grass area, perfect space for entertaining and for all the family to enjoy. Storage shed.



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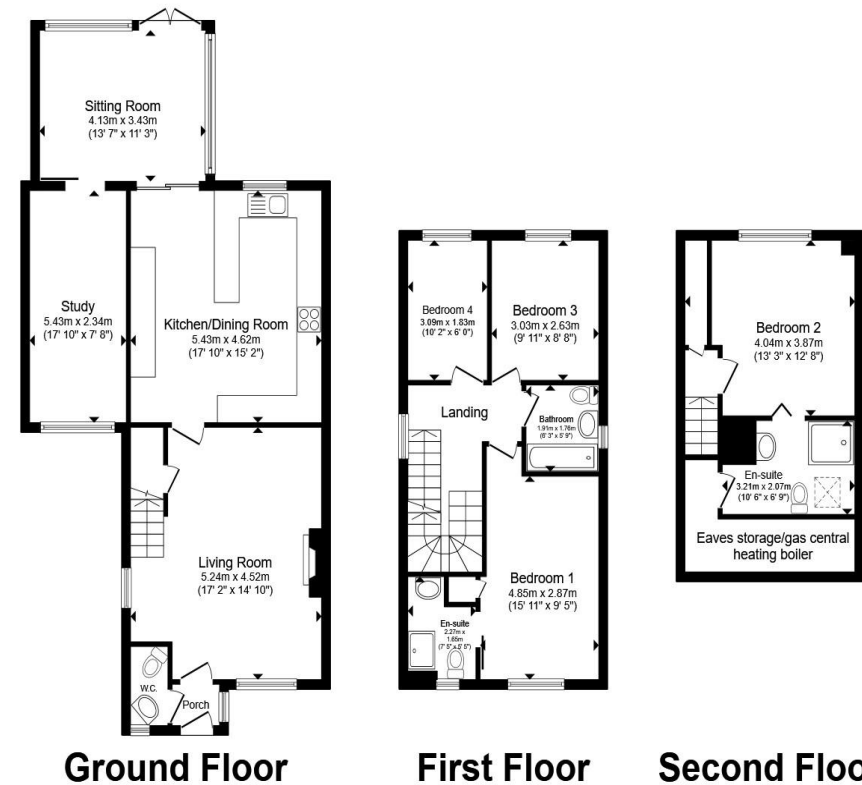
## Scarborough Lane, Tingley Wakefield

- Fabulous four bedroom detached family home
- Two reception rooms & study
- Downstairs WC & Two Ensuites
- Driveway to the front
- Enclosed garden to the rear

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£350,000**



Total floor area 147.5 m<sup>2</sup> (1,588 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](http://www.propertybox.io)



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