



Lyncote, Bradford Road, Tingley, Wakefield, WF3 1QU

Offered for sale with NO ONWARD CHAIN, this three-bedroom semi-detached house would benefit from some updating but offers huge potential. Ideally situated in a popular residential area with easy access to the motorway network it is likely to appeal to a wide variety of potential buyers and a viewing is highly recommended.

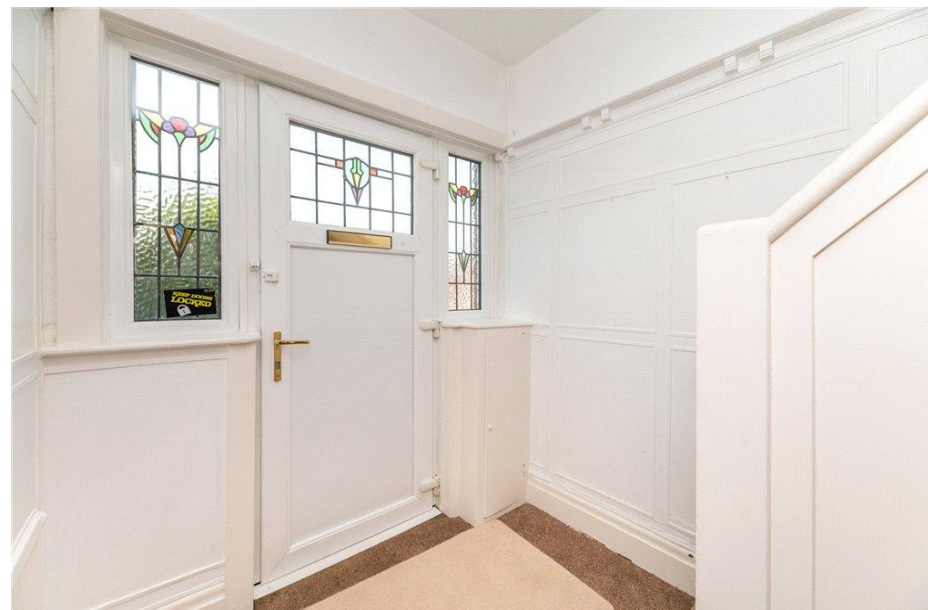
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Lyncote, Bradford Road, Tingley, Wakefield, West Yorkshire, WF3 1QU



General Remarks

A fabulous opportunity for anyone looking to update and potentially re-model a property to their own style and taste. Having three bedrooms, two reception rooms and a large rear garden it would make an ideal family home.

The ground floor accommodation comprises; - front entrance hall with stairs to the first floor and guest WC, living room with feature bay window overlooking the front garden, rear facing dining room and a kitchen with access to the rear garden.

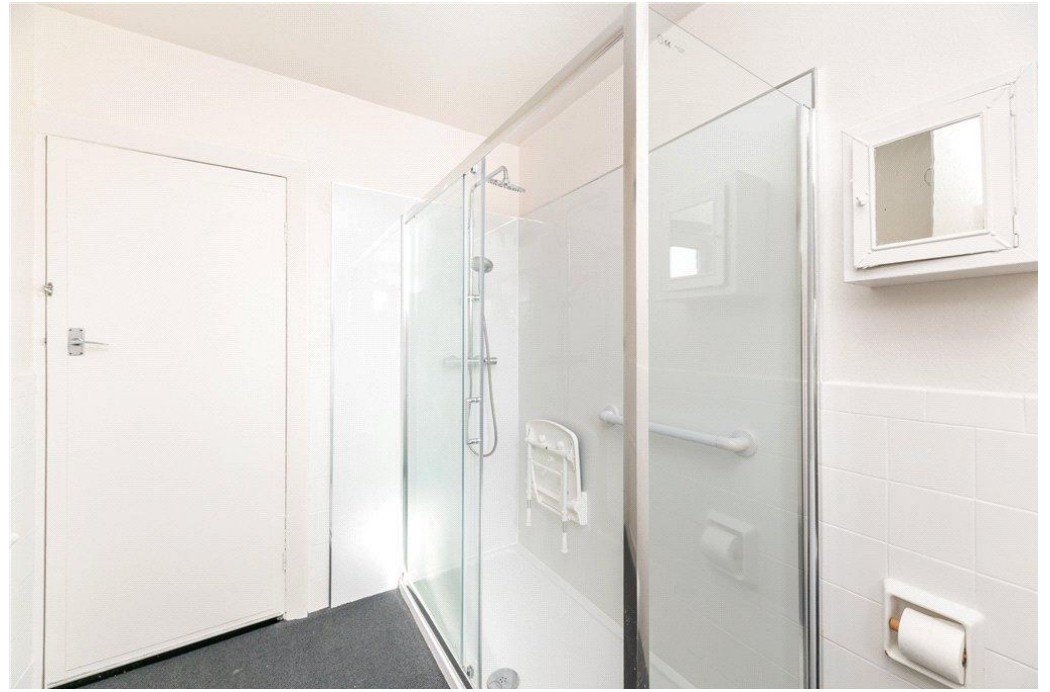
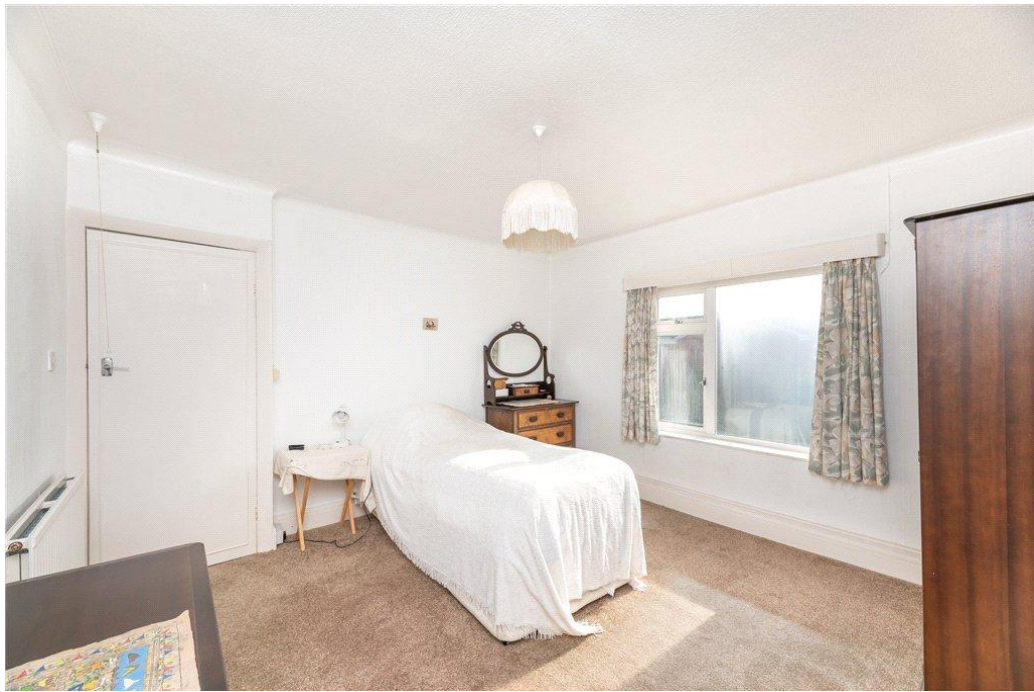
The kitchen has fitted units, ample worktop space and a stainless-steel sink and drainer.

On the first floor there are three bedrooms, two of which are doubles and the smaller, third bedroom has a useful storage cupboard. The shower room has a walk-in shower cubicle, WC, wash basin and linen cupboard. The landing provides access to the loft which offers a useful additional storage space.

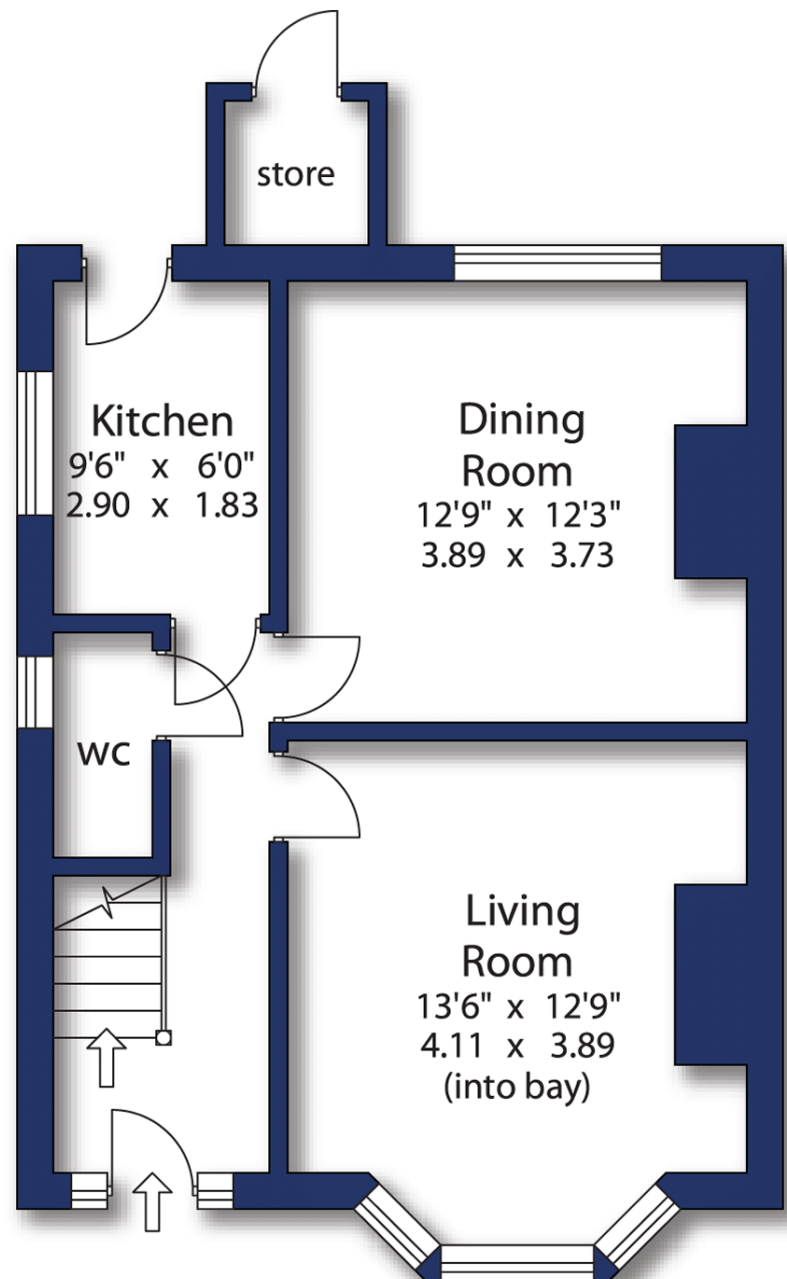
Externally, the front garden is laid to lawn with borders stocked with established plants and bushes. The larger rear garden is mainly lawned and has a brick built, lockable store. The side driveway offers ample off-street parking leading to the single garage.



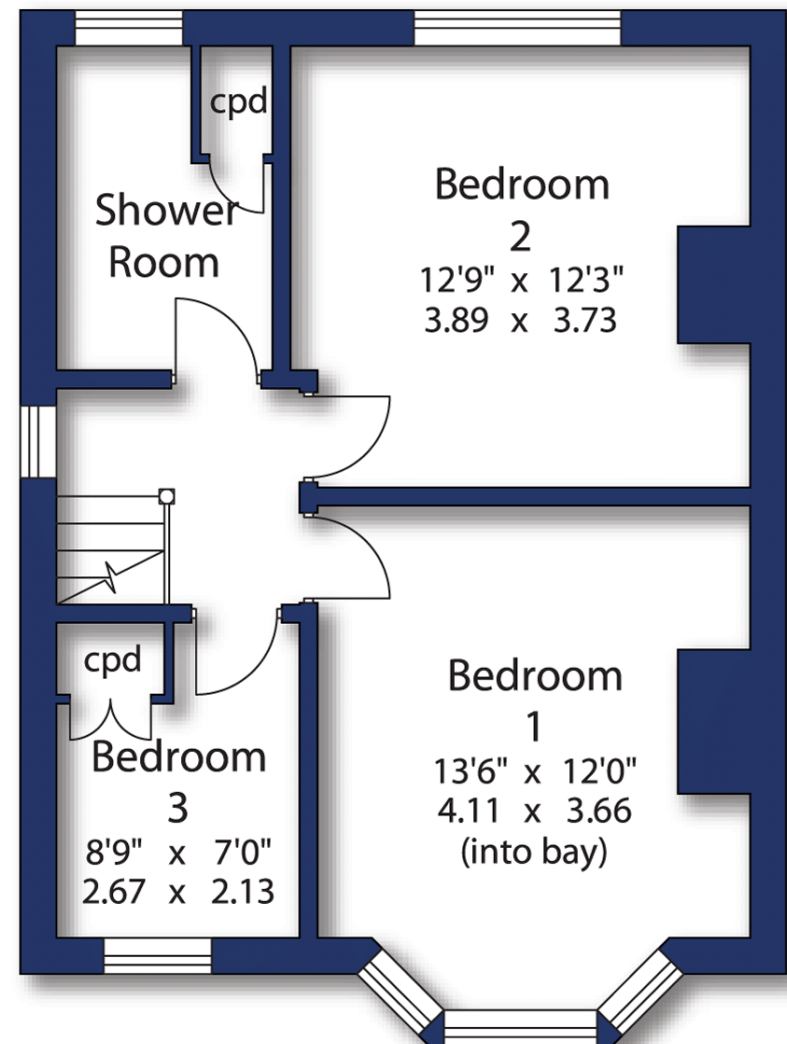




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

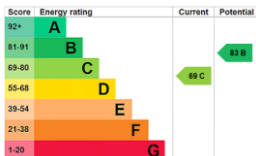
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