



2 Poppleton Road, Tingley, Wakefield, WF3 1UX

Ideally situated in a highly popular residential area, this detached property is beautifully presented and tastefully decorated throughout. Having four bedrooms, two reception rooms and a spacious conservatory it would make an ideal family home and an early viewing is highly recommended to fully appreciate everything this fabulous family home has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk   



2 Poppleton Road, Tingley, Wakefield, West Yorkshire, WF3 1UX



General Remarks

An impressive and well-appointed detached property, delightfully situated in a highly popular residential area and offering spacious and versatile living accommodation it would make an ideal family home.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, understairs storage, guest WC, dining room with a feature bay window overlooking the front garden, spacious living room with bi-folding doors to the conservatory, breakfast kitchen with open access to the conservatory.

The breakfast kitchen has fitted wall and base units, ample worktop space, breakfast bar and plumbing for both a washing machine and dishwasher.

To the first floor there are four bedrooms, three of which have built in wardrobes including the spacious master bedroom which benefits from having an en-suite comprising; - shower over corner bath, shower screen, WC, wash basin and illuminated mirror. The family shower room has a walk-in shower, WC, wash basin and linen cupboard. The landing provides access to a part-boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

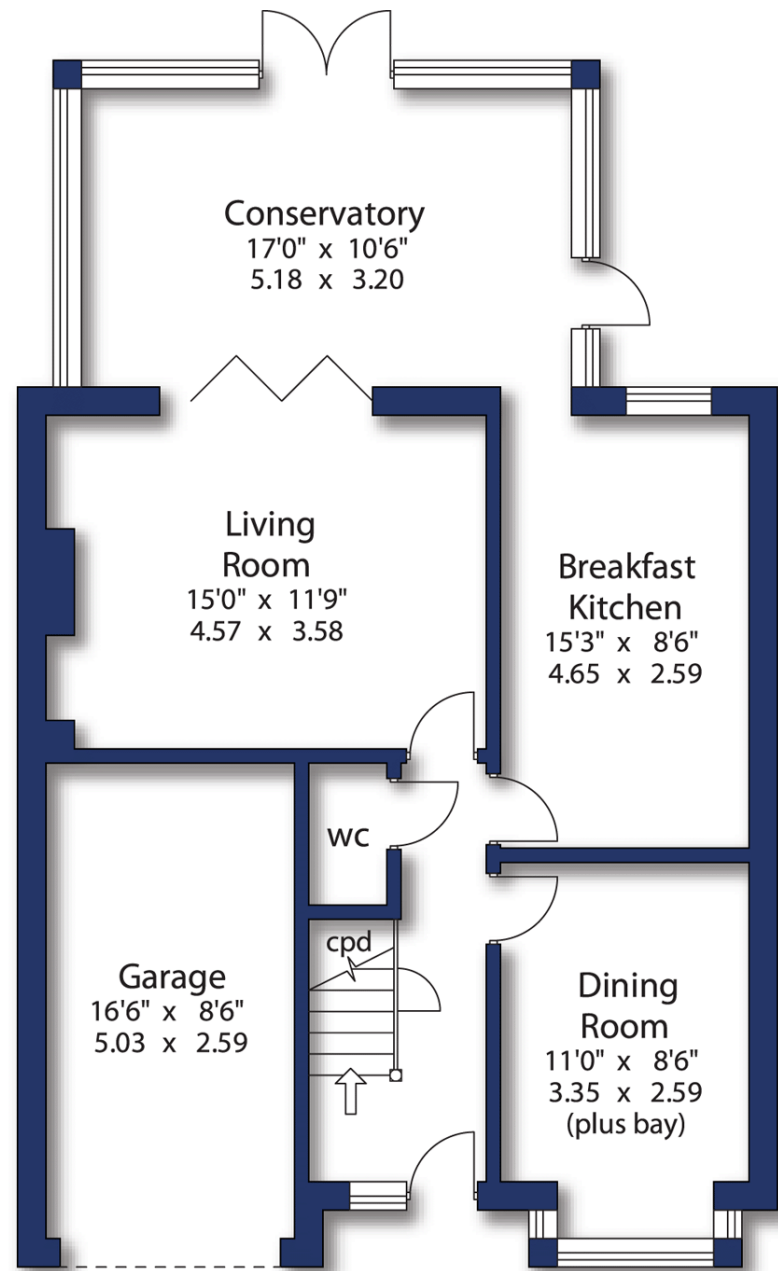
Externally, the fully enclosed rear garden is mainly laid to lawn with borders well stocked with established plants and bushes, the stone patio provides the perfect space for relaxing or enjoying a barbecue. To the front, the block paved driveway provides off-street parking for at least two vehicles and leads to the single garage that has fitted light, power, electric door sand a new fuse box that was fitted in 2024.



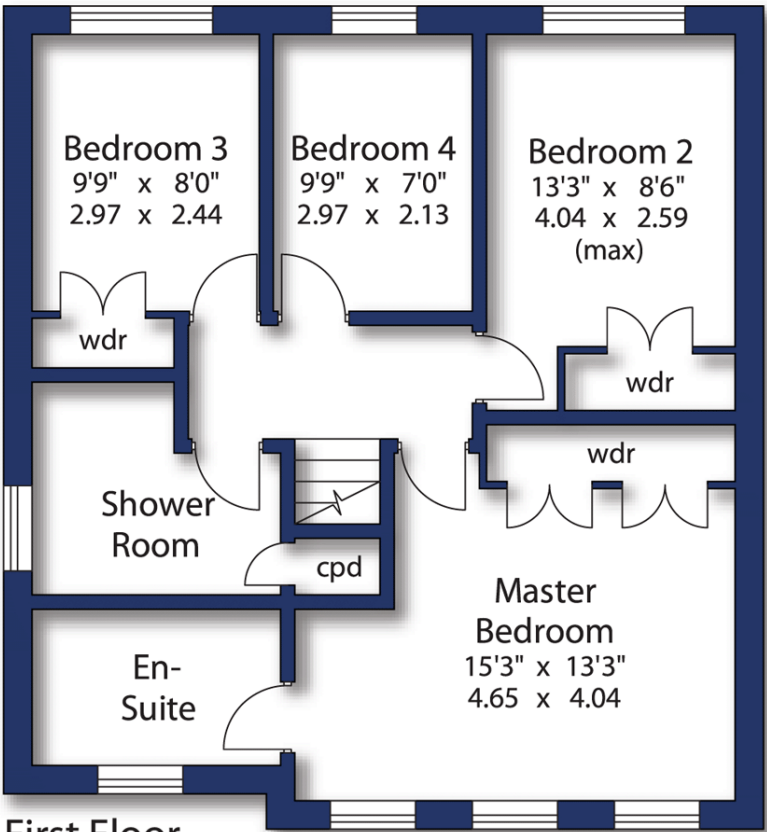




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR250255

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

Call `Property.Office.GetPhone("b")`>
or email morley@dacres.co.uk

