



7 Shancara Court, Tingley, Wakefield, WF3 1JP

Ideally situated in a highly sought after residential area this detached property would make an ideal family home. Having four bedrooms, off-street parking and a superb rear garden a viewing is essential to fully appreciate everything this fabulous property has to offer.

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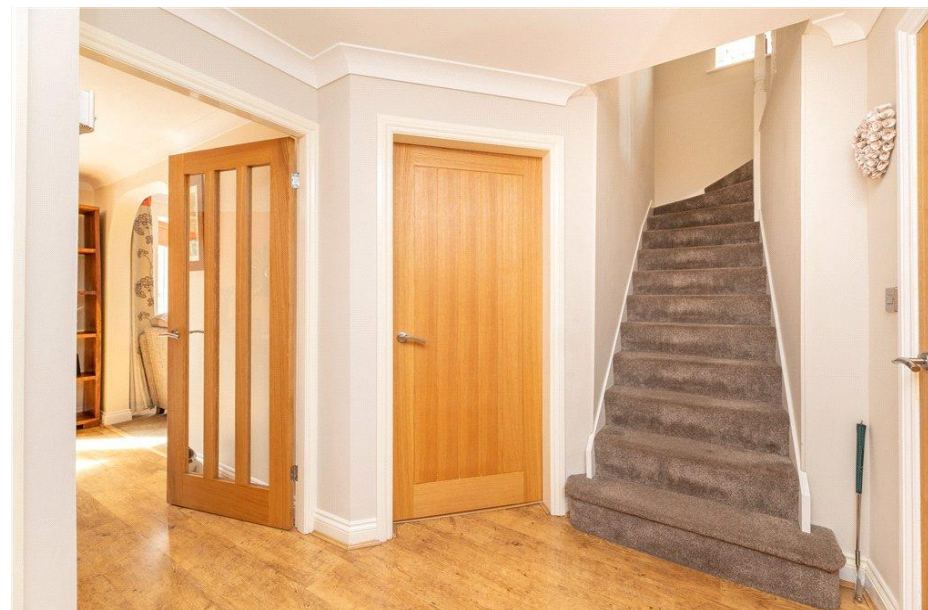
Offers Over: £375,000

General Remarks

This four-bedroom detached home is beautifully presented and tastefully decorated throughout. Ideally situated in a highly popular residential area with good local amenities and excellent commuter links it is certain to appeal to a wide variety of buyers and an early viewing is highly recommended.

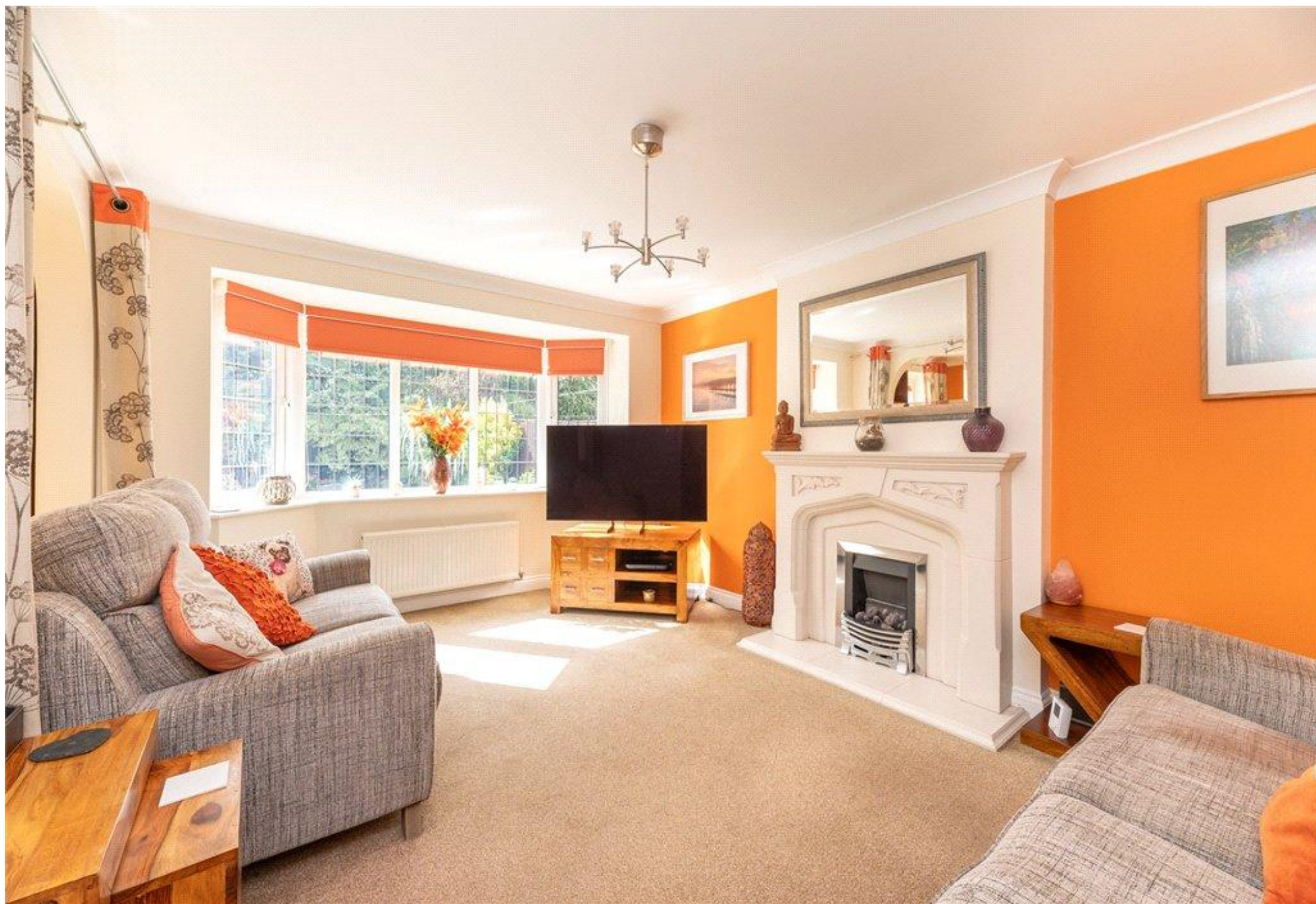
The ground floor accommodation comprises, front entrance opening to the breakfast kitchen which has access to the integral garage, inner hallway with staircase to the first floor, storage cupboard, guest WC, dining room with French doors to the rear garden and a spacious living room which overlooks the rear garden and enjoys plenty of natural light through a feature bay window.

The kitchen has fitted wall and base units, ample worktop space with complementary downlighting, instant hot-water tap and integrated appliances include - ceramic hob, double oven, fridge, freezer and dishwasher.

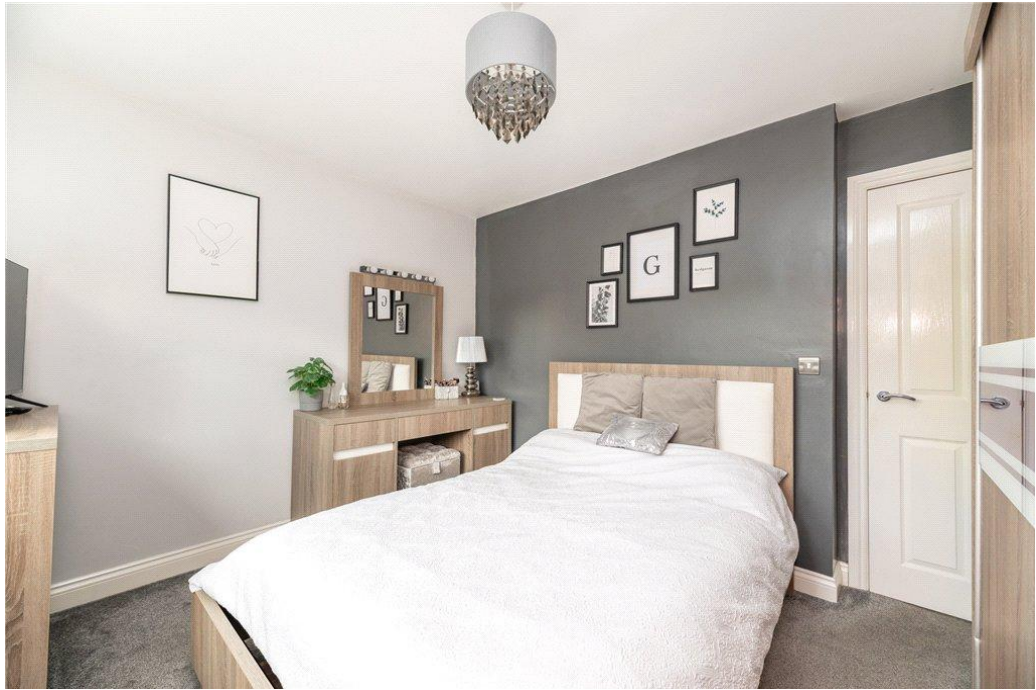


On the first floor there are four good-sized bedrooms, two have built-in wardrobes including the spacious master bedroom which benefits from having an en-suite shower, WC and wash basin. The bathroom has a modern three-piece suite including a bath with shower over and shower screen. The landing has a storage/linen cupboard and provides access to the part-boarded loft, which is complete with fitted light, retractable ladder and offers a useful additional storage space.

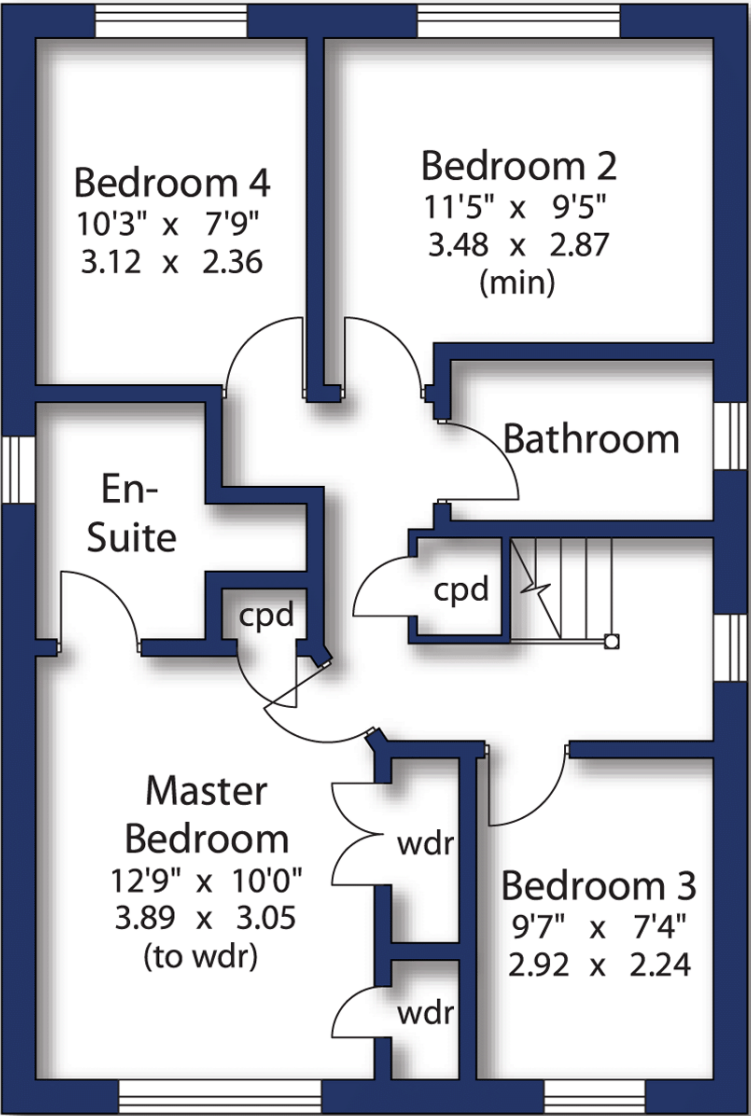
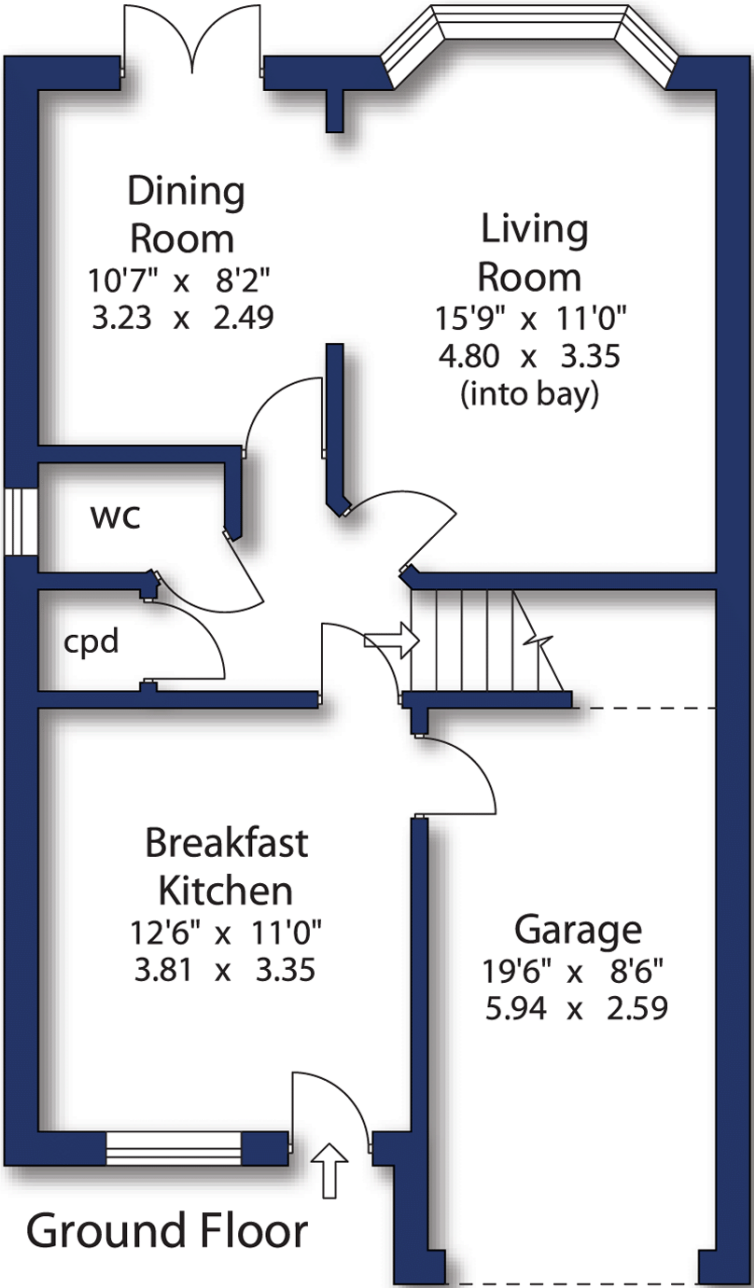
Externally, to the front of the property there is driveway parking for at least two vehicles leading to the single integral garage which has fitted light, power and plumbing for a washing machine. The rear garden enjoys a high degree of privacy and is laid to lawn with borders well stocked with established plants and bushes and is complete with a useful shed that has fitted light and power. The generous patio provides the perfect space for relaxing or alfresco dining.







Floorplans



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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