



39 Rembrandt Avenue, Tingley, Wakefield, WF3 1UF

Ideally located in a highly popular residential area, this impressive, detached family home is beautifully presented and tastefully decorated throughout. Having a highly versatile layout it offers the flexibility for either 3 or 4 bedrooms depending on the preference of the buyer. A viewing is essential to fully appreciate everything the property has to offer.

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

Situated in a quiet cul-de-sac with good local amenities and easy motorway access, this detached property would make an ideal family home. Having a highly flexible internal layout, low maintenance gardens and off-street parking it is certain to appeal to a wide variety of potential buyers and an early viewing is highly recommended.

The ground floor accommodation comprises;- front entrance hall with staircase to the first floor, spacious living room with a bay window overlooking the front garden and a feature media wall with inset electric fire having mood lighting, full width dining kitchen with access to the conservatory, snug which would be ideal for an extra bedroom and a guest WC.

The well-appointed kitchen has fitted wall and base units, ample worktop space, integrated appliances include – gas hob, double electric oven, microwave, fridge, freezer and dishwasher. French doors in the dining area open to the conservatory with garden beyond. The utility room has fitted units, plumbing for a washing machine and space for a tumble dryer.

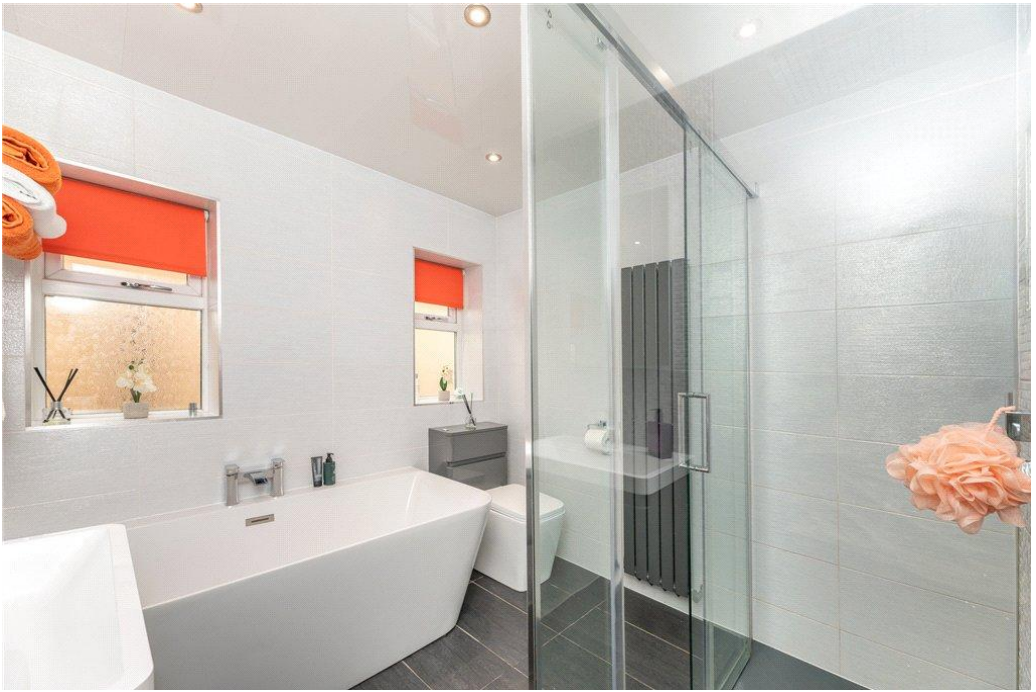
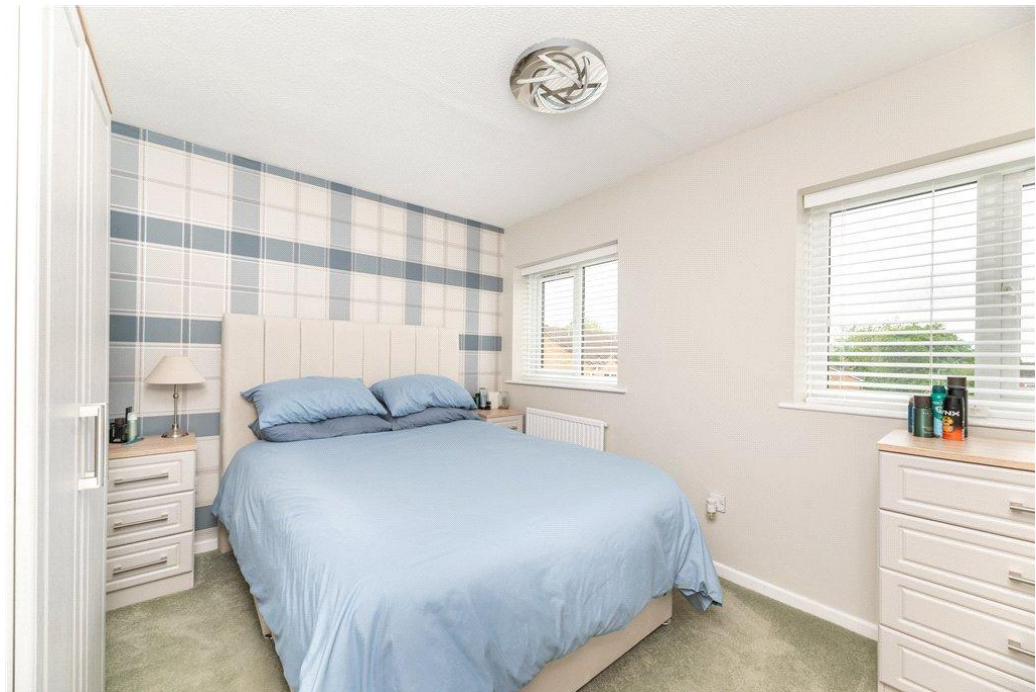


On the first floor there are three double bedrooms, two have fitted/built-in wardrobes. The fully tiled bathroom has a modern four-piece suite comprising; - shower cubicle, bath with centre taps, WC and wash basin. The landing provides access to the loft which offers a useful additional storage space.

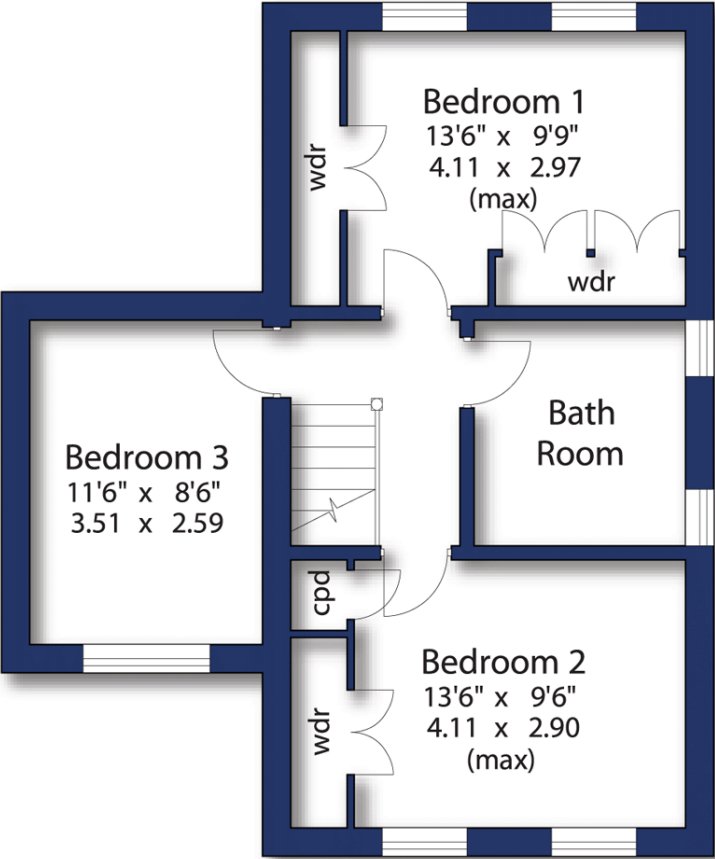
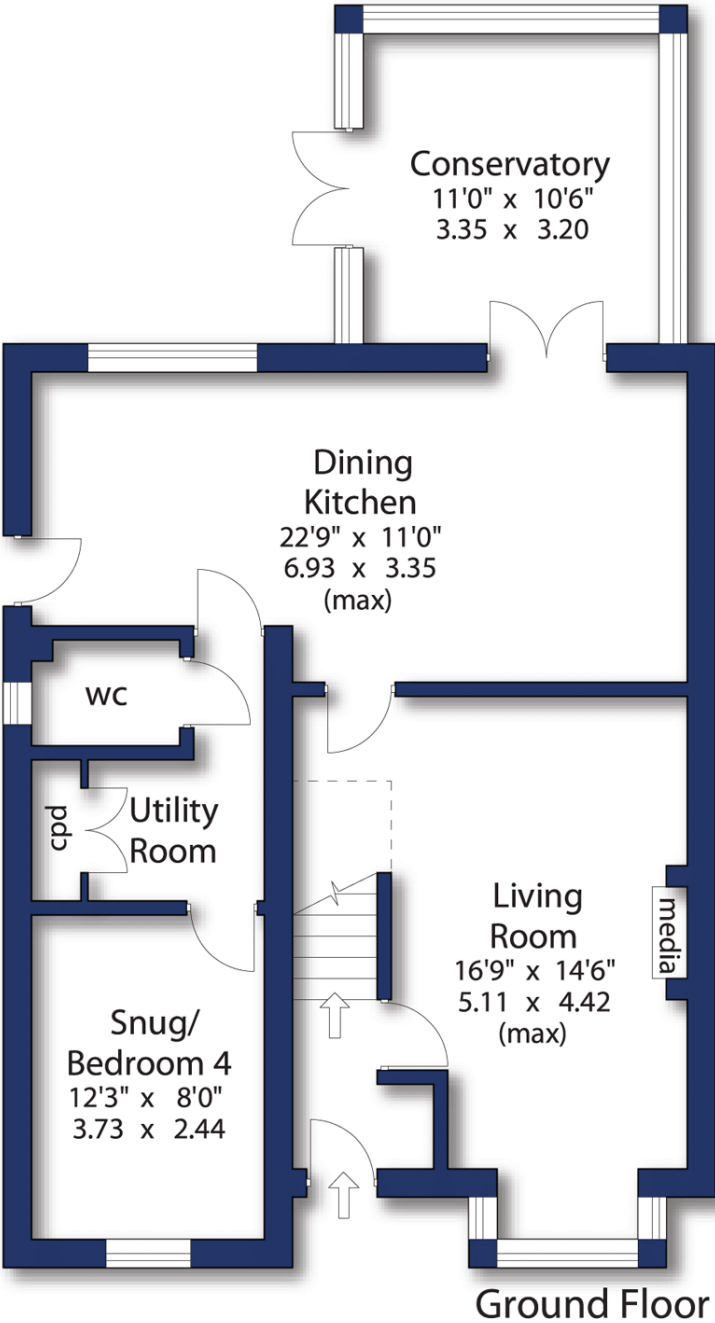
Externally, to the front there are two artificial lawns and an attractive block paved driveway providing off-street parking. The fully enclosed rear garden also has an artificial lawn with borders stocked with established plants and bushes, completing this fabulous outdoor space is a generous Indian stone patio which is an ideal 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](#)

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