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9 Tingley Crescent, Tingley, Wakefield, WF3 1JF

Ideally situated in a highly popular residential area, this three-bedroom semi-detached has been extended and provides spacious living accommodation with off-street parking to the front and a large garden to the rear. Ideal for growing families a viewing is essential to fully appreciate everything this fabulous property has to offer.

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9 Tingley Crescent, Tingley, Wakefield, West Yorkshire, WF3 1JF

Guide Price: £299,950



General Remarks

An extended semi-detached property having three bedrooms, an upstairs bathroom, downstairs shower, fabulous outdoor space and benefitting from owned solar panels which reduce running costs and generate an income from the FIT (feed in tariff). An early viewing is highly recommended as this is likely to be a very popular property.

The ground floor accommodation comprises; - front entrance hall with staircase to the first floor, spacious living room with wood flooring, extended dining kitchen and a shower room with WC and wash basin.

The thoughtfully extended dining kitchen has a dining area and family area to one side and a well-appointed kitchen to the other with French doors opening to the rear patio. The kitchen has fitted wall and base units, ample worktop space and integrated appliances include – gas hob, double oven and dishwasher.

On the first floor there are three good-sized bedrooms including the spacious, front facing main bedroom which has fitted wardrobes and a built-in storage cupboard. The family bathroom is fully tiled and has a three-piece suite comprising; - bath, WC and wash basin. The loft provides a useful storage space and is accessed from either the landing or the second bedroom which has a retractable ladder.

Externally, to the front of the property there is ample off-street parking leading to the integral garage which is complete with fitted light, power, plumbing for a washing machine and space for a tumble dryer. The rear is a generous, fully enclosed garden, mainly laid to lawn with borders well stocked with established plants and bushes, the large patio area provides an ideal space to relax or enjoy a barbecue and included with the sale is a useful garden shed.

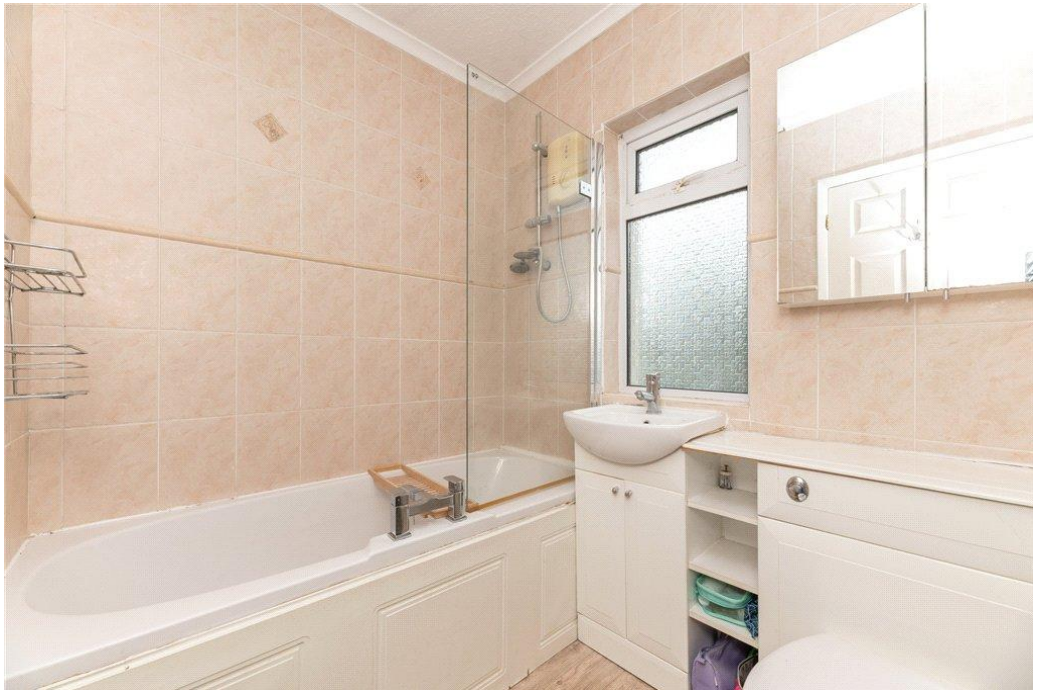

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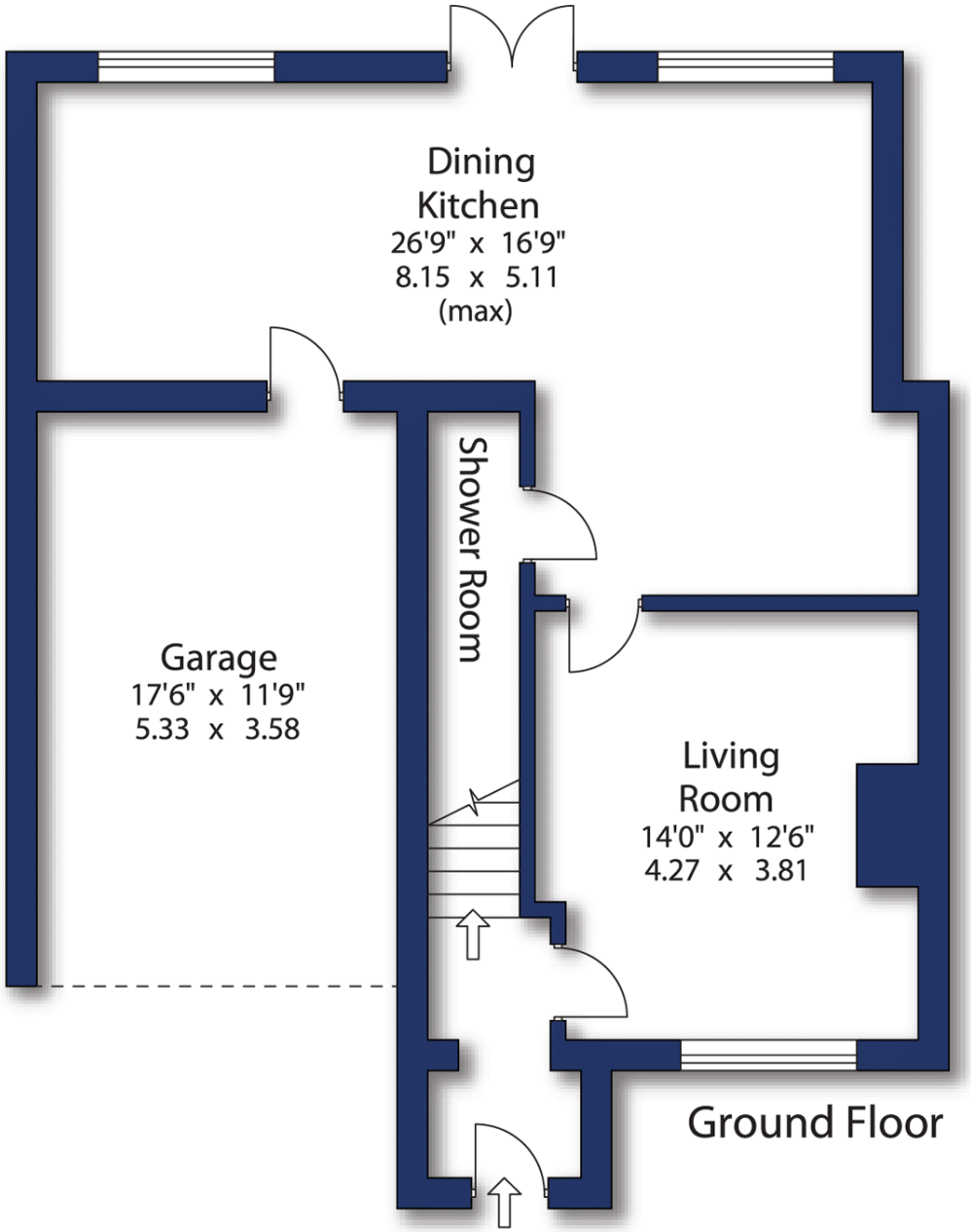


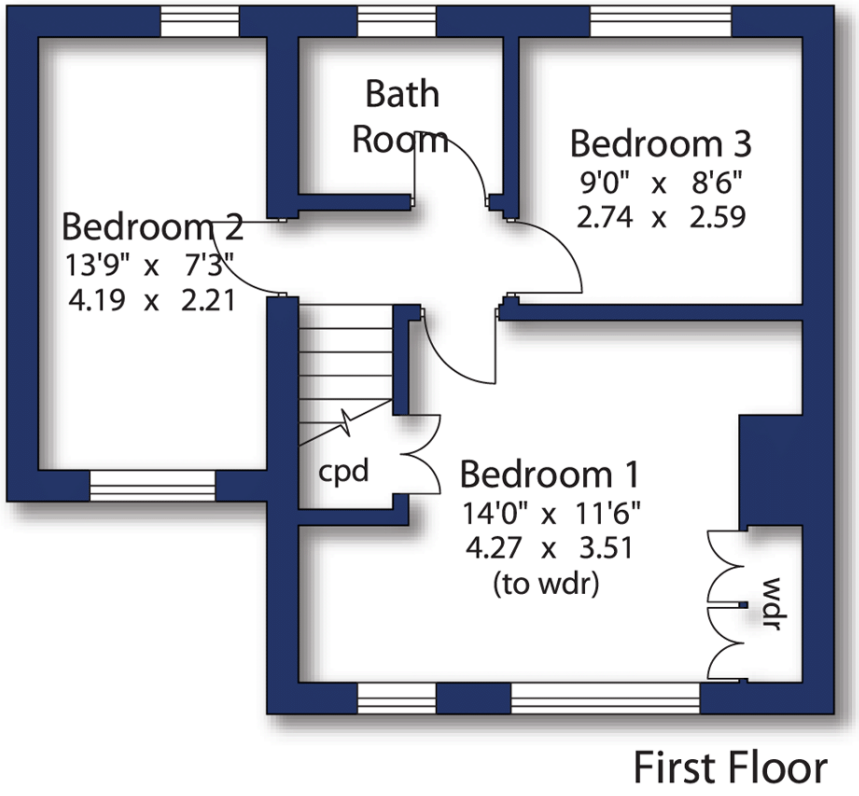






Floorplans





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- Leeds City Council
- Council Tax Band B

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- 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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