



Westlee, Syke Road, Tingley, Wakefield, WF3 1BN

Offered for sale with NO ONWARD CHAIN, this three-bedroom property would be ideal for first time buyers or growing families. Having fitted wardrobes to every bedroom, a spacious dining kitchen with integrated appliances and a modern family bathroom a viewing is essential to fully appreciate everything this fabulous property has to offer.

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Westlee, Syke Road, Tingley, Wakefield, West Yorkshire, WF3 1BN

Guide Price: £199,950

General Remarks

Ideally situated in a very popular residential area with good local amenities, excellent transport links and easy motorway access this three-bedroom end-terrace is offered for sale with no onward chain and vacant possession. Having front and rear gardens, off-street parking complemented by an internally spacious living area it is likely to be a very popular property and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance porch opening to the entrance hall with stairs rising to the first floor, spacious living room which enjoys plenty of natural light through the bay window that overlooks the front garden, full width dining kitchen with access to the rear porch.

The kitchen has fitted wall and base units, ample worktop space, centre island and integrated appliances include – induction hob, double oven, fridge, freezer, microwave and washing machine.



On the first floor there are three bedrooms, two doubles and a good sized single and all of them have fitted wardrobes. The bathroom is fully tiled and has a modern, white three-piece suite comprising bath with shower over, shower screen, WC and wash basin. The landing provides access to a boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

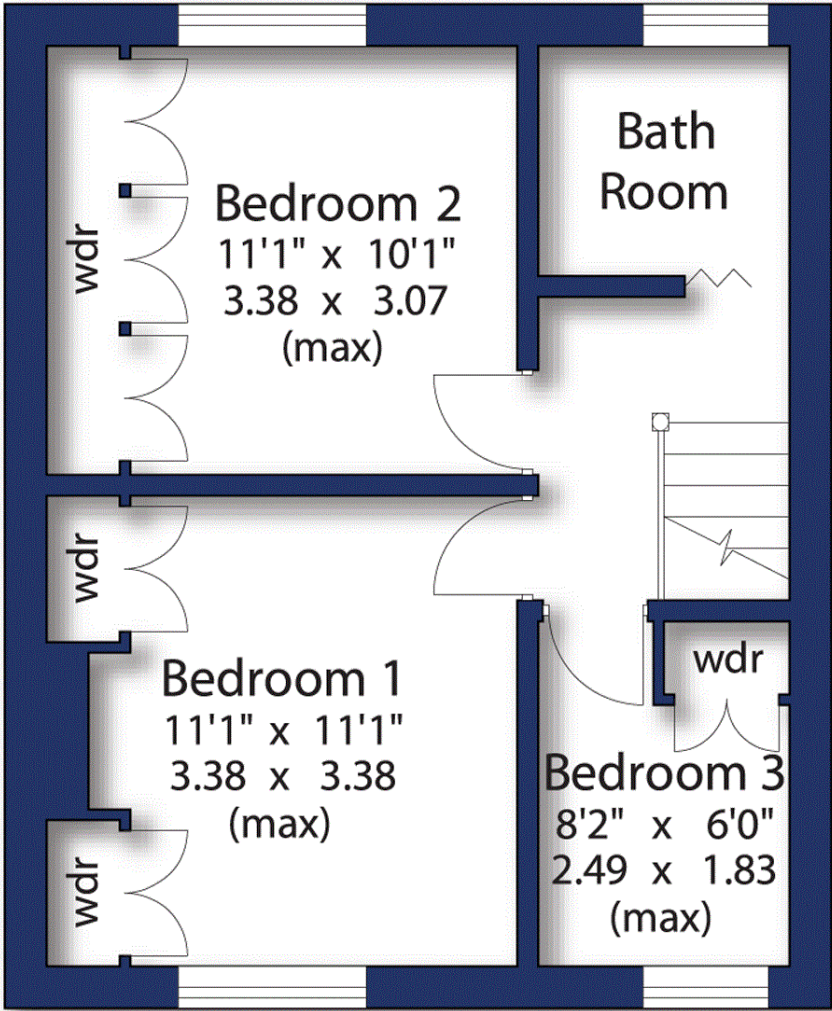
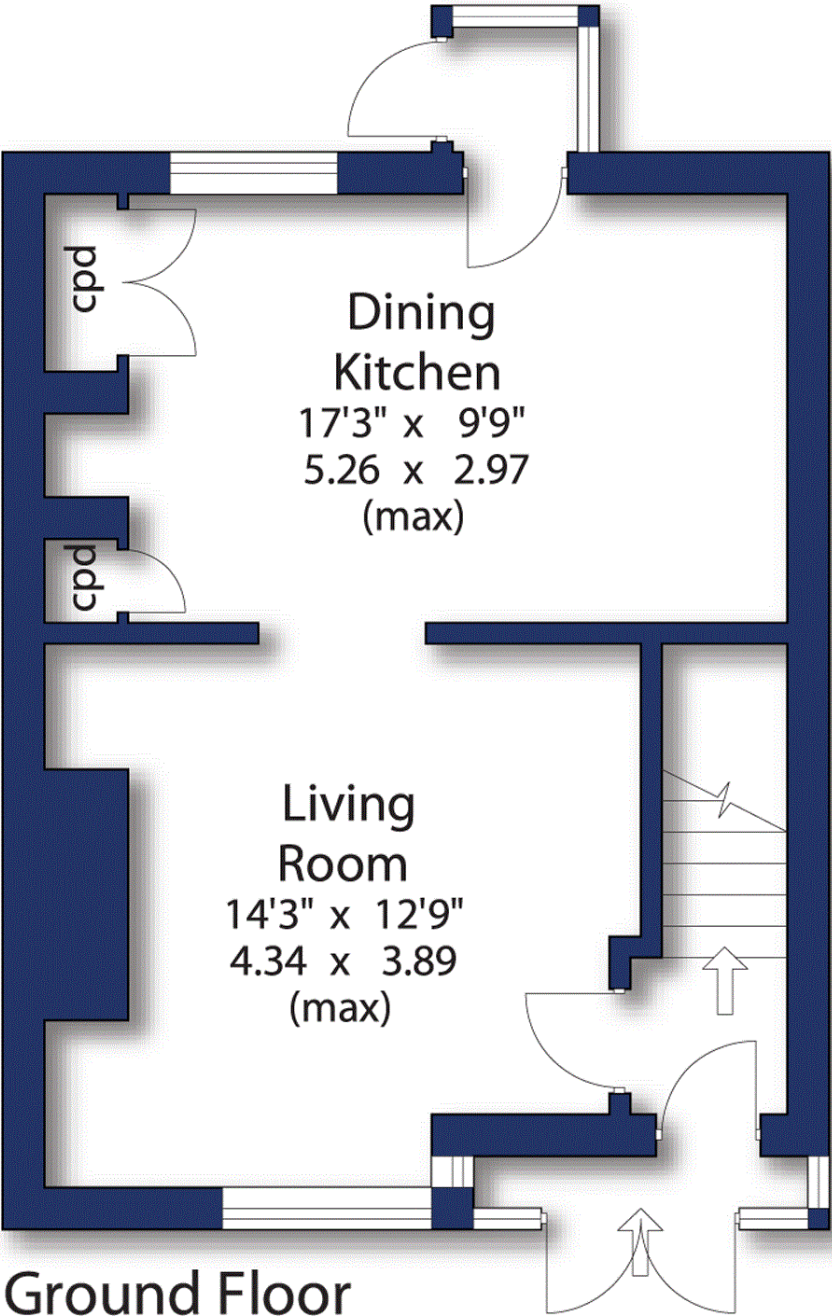
Externally, the low maintenance front garden is laid to gravel and to the rear of the property there is another low maintenance garden, parking for multiple vehicles and a garage complete with light and power.







Floorplans



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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

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

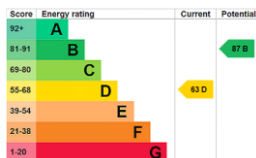
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