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# 13 Rein Gardens, Tingley, WF3 1JR

This four-bedroom, detached property is situated in a cul-de-sac in a highly popular residential area and offers spacious living accommodation with the potential for some internal remodelling. An early viewing is highly recommended to fully appreciate everything this family home has to offer.

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# 13 Rein Gardens, Tingley, West Yorkshire, WF3 1JR

**Offers Over: £350,000**



## General Remarks

Located in a highly regarded and sought after residential area, this detached property would make an ideal family home. Having four bedrooms, two reception rooms and off-street parking a viewing is essential.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, spacious living room with a feature bay window overlooking the front garden, large dining room with access to the rear garden, kitchen and WC.

The kitchen has fitted wall and base units, ample worktop space and integrated appliances include – hob, oven, fridge, freezer, plumbing for a washing machine and space for a dishwasher.

On the first floor there are four bedrooms including the spacious, rear facing master bedroom which benefits from having a dressing area and fitted wardrobes. Both the second and third bedrooms also have built in wardrobes. The family bathroom is part-tiled and has a three-piece suite including bath with shower over. The part-boarded loft is accessed from the third bedroom and offers a useful additional storage space.

Externally, the front garden is laid to lawn with established plants and bushes that provide a good degree of privacy, and the side driveway provides off-street parking leading to the attached garage which is complete with fitted light and power. The larger rear garden is flagged and is an ideal space for relaxing, entertaining or enjoying a barbecue.





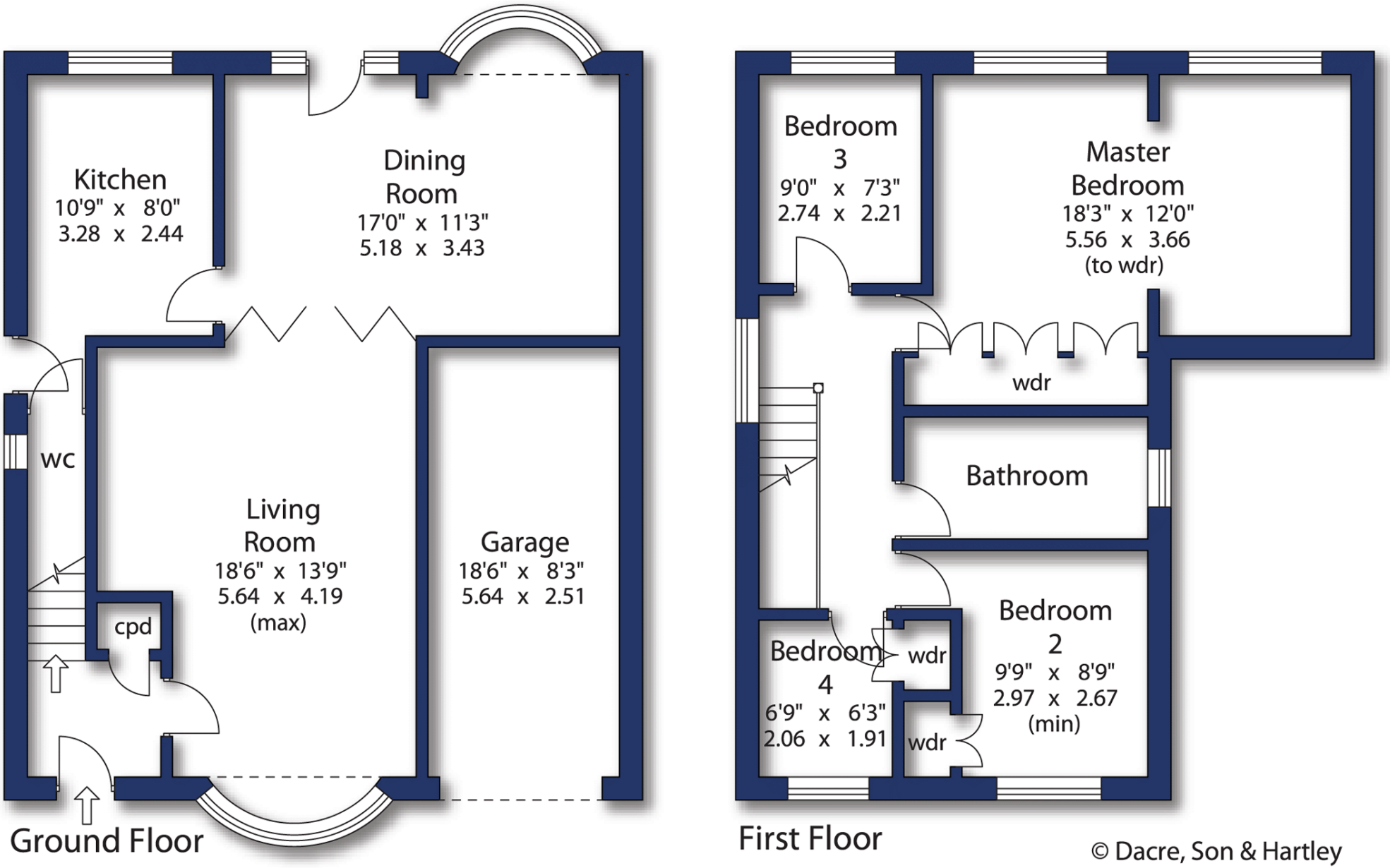








## Floorplans




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## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

## Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is warm air and hot water is electric. 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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