



10 Beech Street, Tingley, Wakefield, WF3 1RW

A deceptively spacious mid-terrace property with accommodation arranged over three floors plus a cellar. Having two double bedrooms, a modern kitchen and bathroom it is ready to move straight in to and would be ideal for first-time buyers. This property is likely to be very popular, and an early viewing is highly recommended.

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Asking Price: £170,000

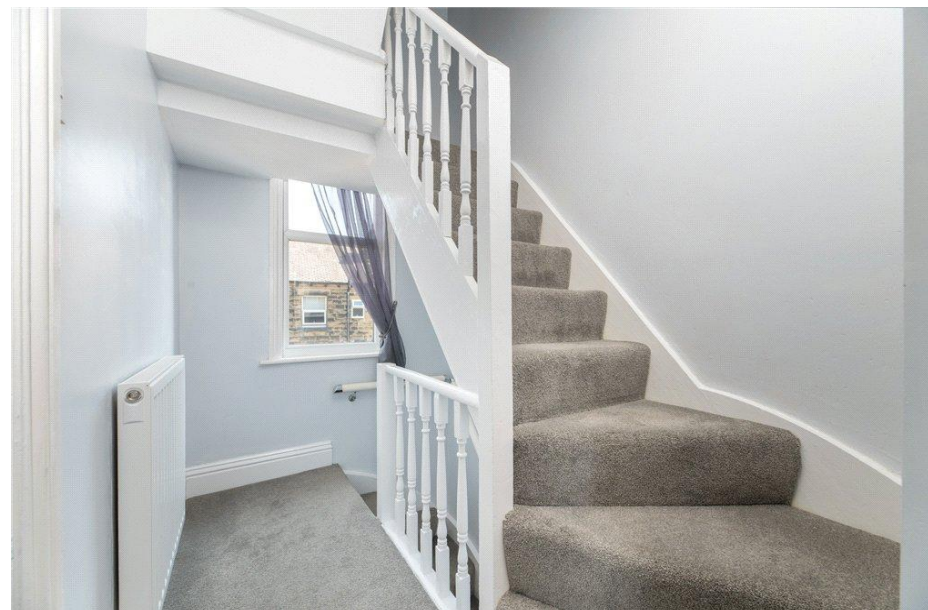
General Remarks

Located in a highly popular residential area with excellent transport links and easy motorway access, this two-bedroom through terrace is beautifully presented and tastefully decorated throughout. A viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - spacious front facing living room with staircase to the first floor and a well-appointed dining kitchen which provides access to the cellar and the rear garden.

The kitchen has fitted wall and base units, integrated appliances include - gas hob, electric oven and fridge

To the first floor there is one double bedroom with fitted wardrobes and a part-tiled bathroom having a modern three-piece suite comprising; - P-shaped bath with shower over, shower screen WC and wash basin.



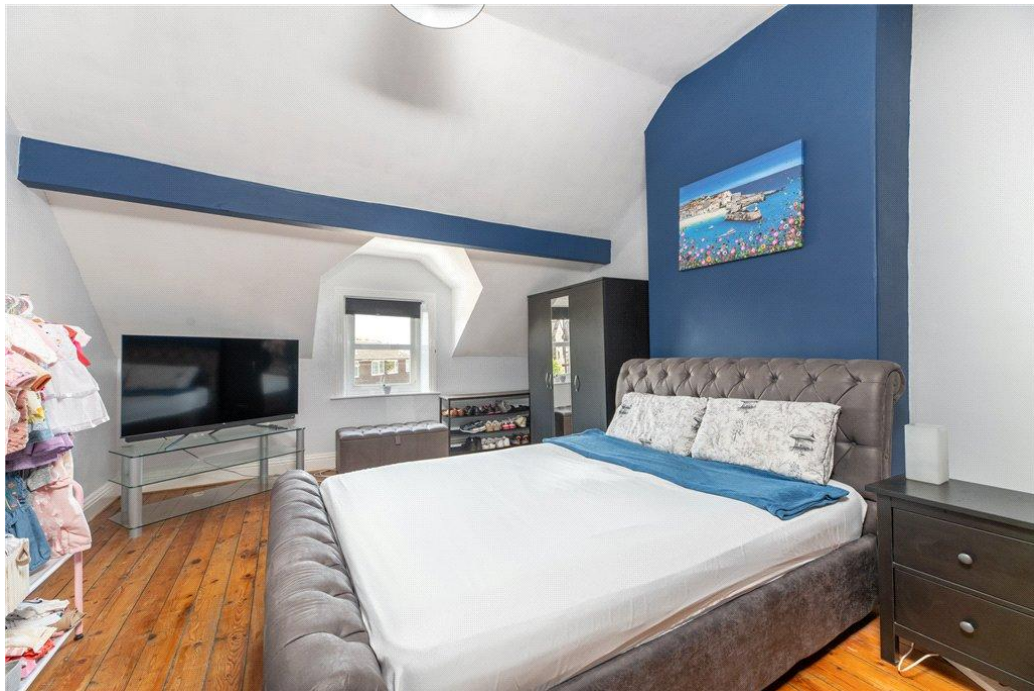
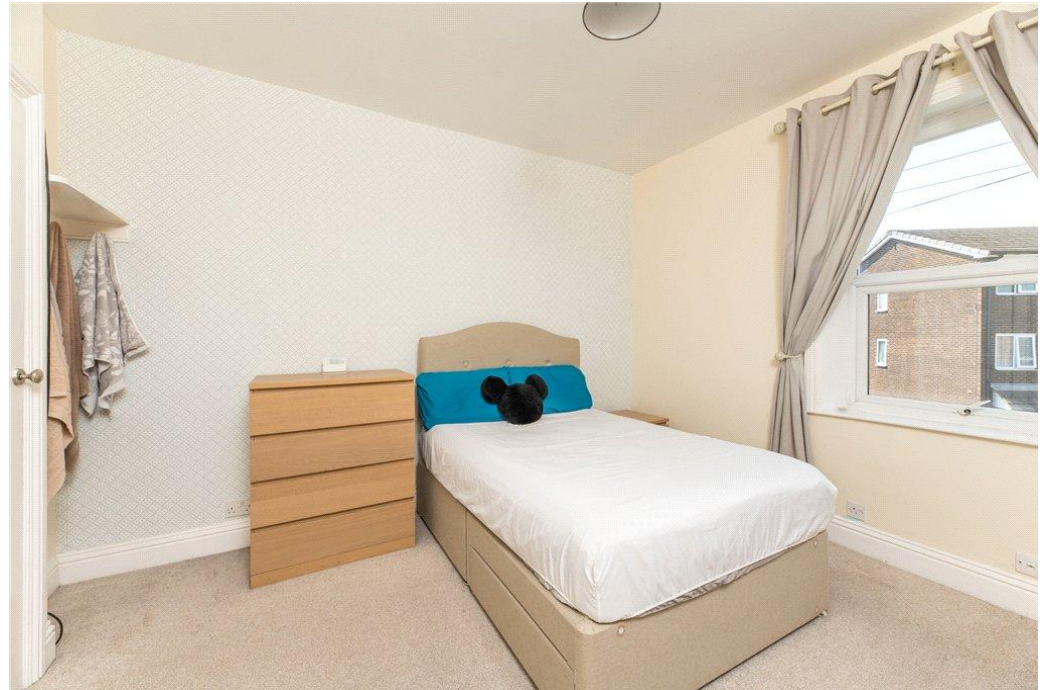
On the second floor there is a spacious double bedroom having attractive wooden flooring, exposed beams and a contemporary colour scheme.

The cellar provides a useful additional storage space, having plumbing for a washing machine and space for a freezer and tumble dryer it offers potential for further development.

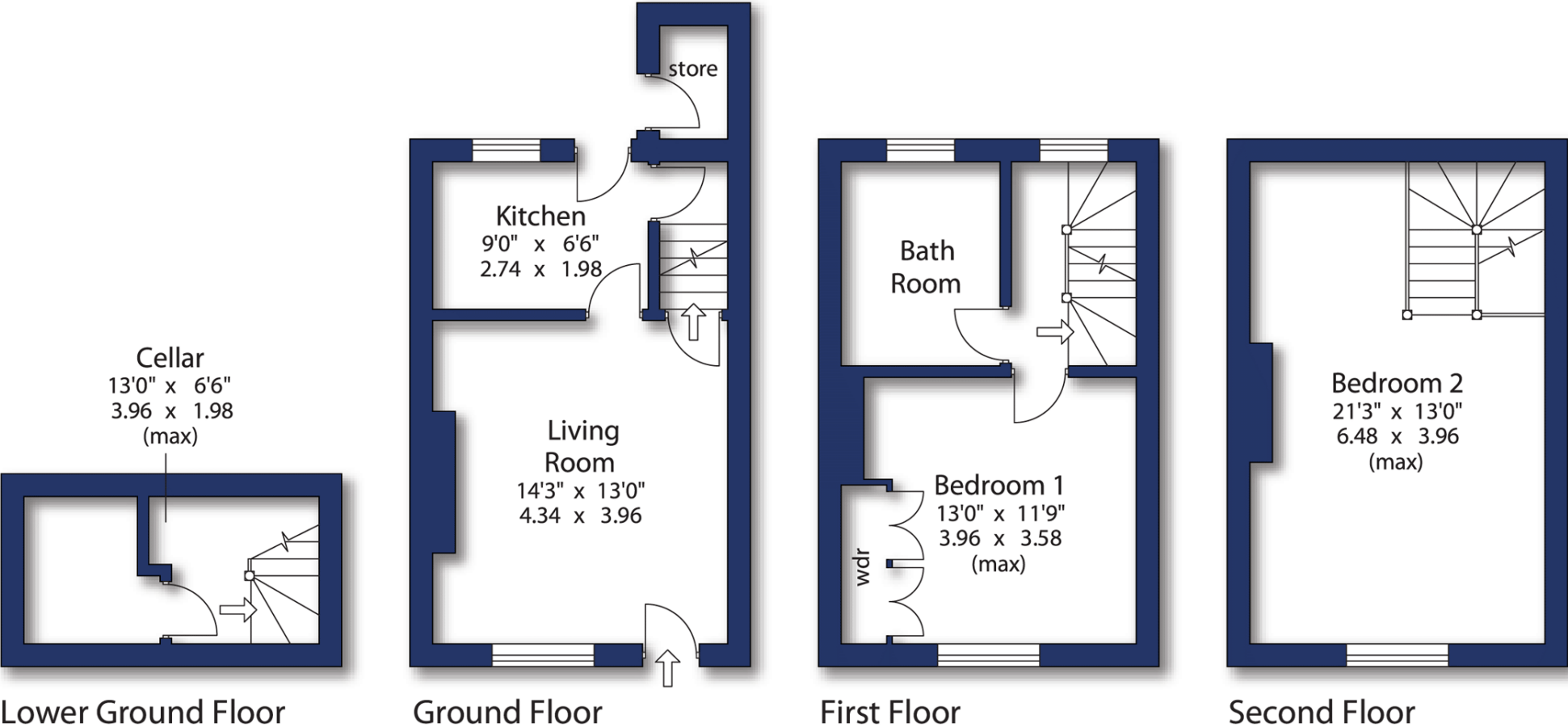
Externally, to the front of the property there is a gated garden that sets the property back from the road and a larger fully enclosed, low maintenance rear garden which is laid to slate with a seating/patio area providing the ideal space for relaxing or enjoying a barbecue, completing this fabulous space is a secure brick-built outbuilding.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

Tenure, Parking & Services

- Freehold, private right of way to allow bin access through the back passageway
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. On-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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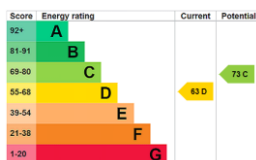
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ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

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