



243 Westerton Road, Tingley, WF3 1QA

A beautifully presented semi-detached house ideally situated in a highly popular residential area with off-street parking and enjoying good local amenities and excellent transport links. Having two double bedrooms and a fabulous open plan living area to the ground floor it would be ideal for first time buyers or growing families.

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243 Westerton Road, Tingley, West Yorkshire, WF3 1QA

Offers Over: £225,000



General Remarks

This modern semi-detached house was originally built in 2013 and offers an internal layout which is ideal for modern living and is certain to appeal to a wide variety of potential buyers. Tastefully decorated throughout it is turnkey ready and a viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - spacious entrance hall with guest WC and staircase rising to the first floor, open plan kitchen/living area with bi-folding doors opening to the fully enclosed rear garden.

The well-appointed kitchen has fitted units, ample worktop space and quality integrated appliances include- fridge, freezer, hob, oven and washing machine.

On the first floor there are two double bedrooms, both benefit from having fitted wardrobes. The bathroom is part-tiled and has a modern, three-piece suite comprising; - bath with shower over, shower screen, WC and wash basin. The landing provides access to a part-boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

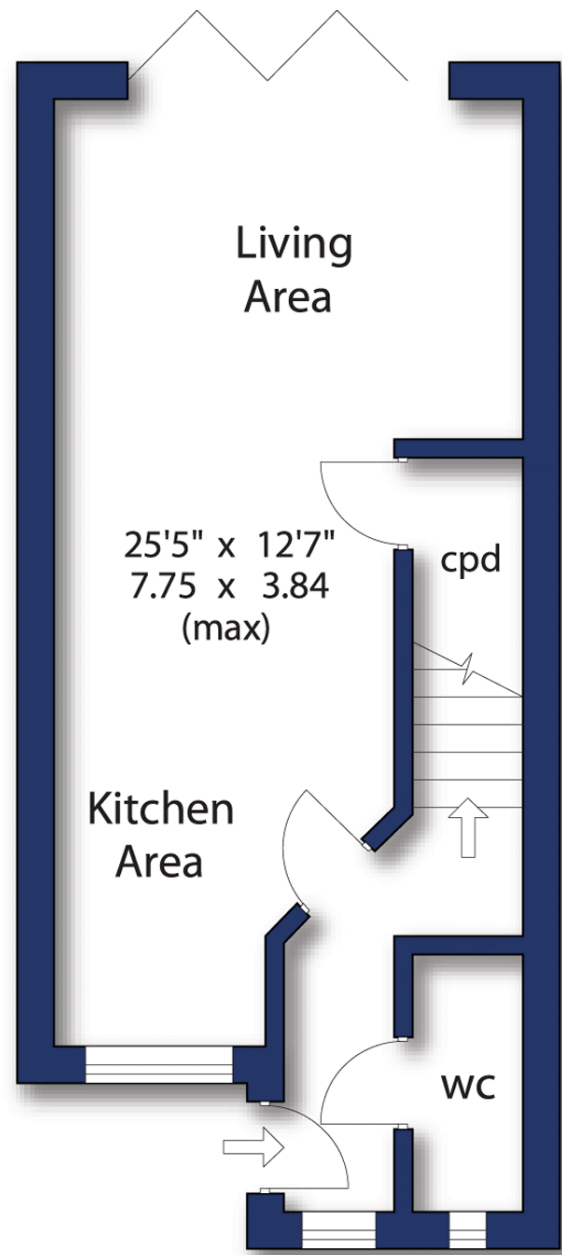
Externally, to the front of the property there is off-street parking for two vehicles. The larger rear garden is South facing having a lawned area complemented by a generous patio which combine to provide an ideal space for relaxing or enjoying a barbecue. Included with the sale is the lockable storage unit.



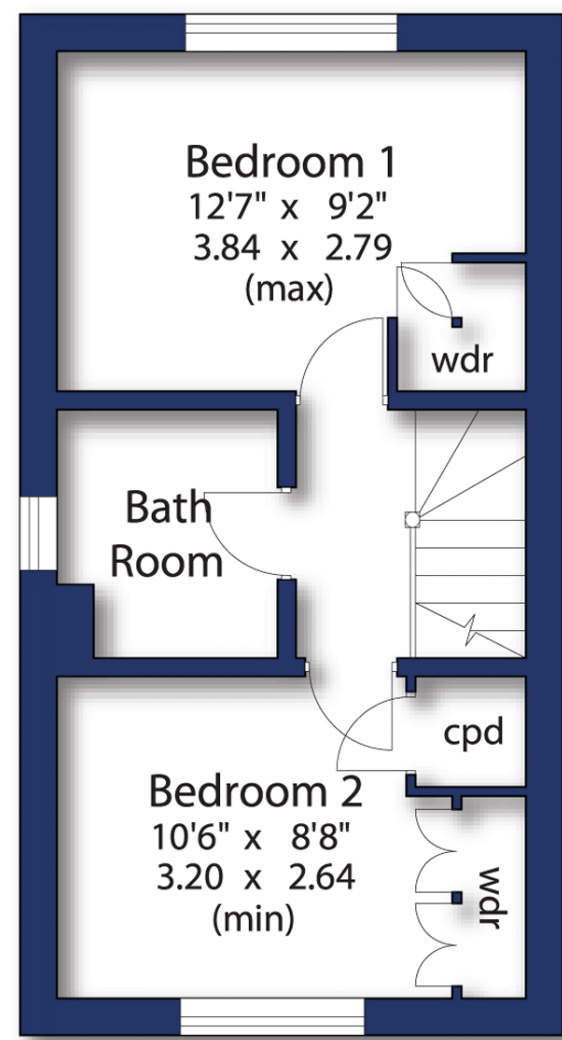




Floorplans



Ground Floor



First Floor

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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

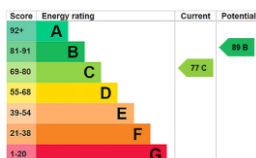
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