



5 Rembrandt Avenue, Tingley, Wakefield, WF3 1UF

Situated in a quiet cul-de-sac in a highly popular residential area, this detached property offers spacious living accommodation. Having four bedrooms, two reception rooms and an integral garage it would make an ideal family home and a viewing is essential to fully appreciate everything this property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 **Email:** morley@dacres.co.uk

dacres.co.uk   



5 Rembrandt Avenue, Tingley, Wakefield, West Yorkshire, WF3 1UF

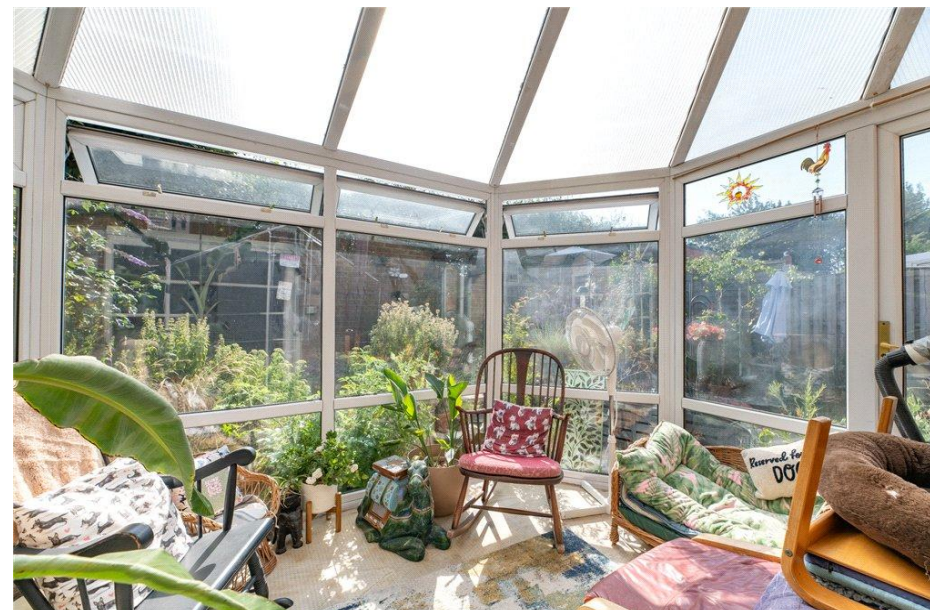
Offers in the region of: £340,000

General Remarks

Having a highly flexible internal layout, conservatory extension, private rear garden and off-street parking this four-bedroom detached house is certain to appeal to a wide variety of potential buyers, and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, generous living room with a feature bay window overlooking the front garden, dining room which will easily fit a family dining table and provides access to a spacious garden room with access to the rear garden.

The kitchen was fitted in 2018 and has modern wall and base units, ample worktop space and integrated appliances include- gas hob, extractor fan, electric oven, fridge and dishwasher. Completing the ground floor is a guest WC and access to the garage.



On the first floor there are four bedrooms, two of which have fitted/built in storage including the larger main bedroom which overlooks the rear garden. The family bathroom is fully tiled and has a white three-piece suite comprising; - bath with electric shower over, shower screen, WC and wash basin. The landing provides access to the loft which offers a useful additional storage space.

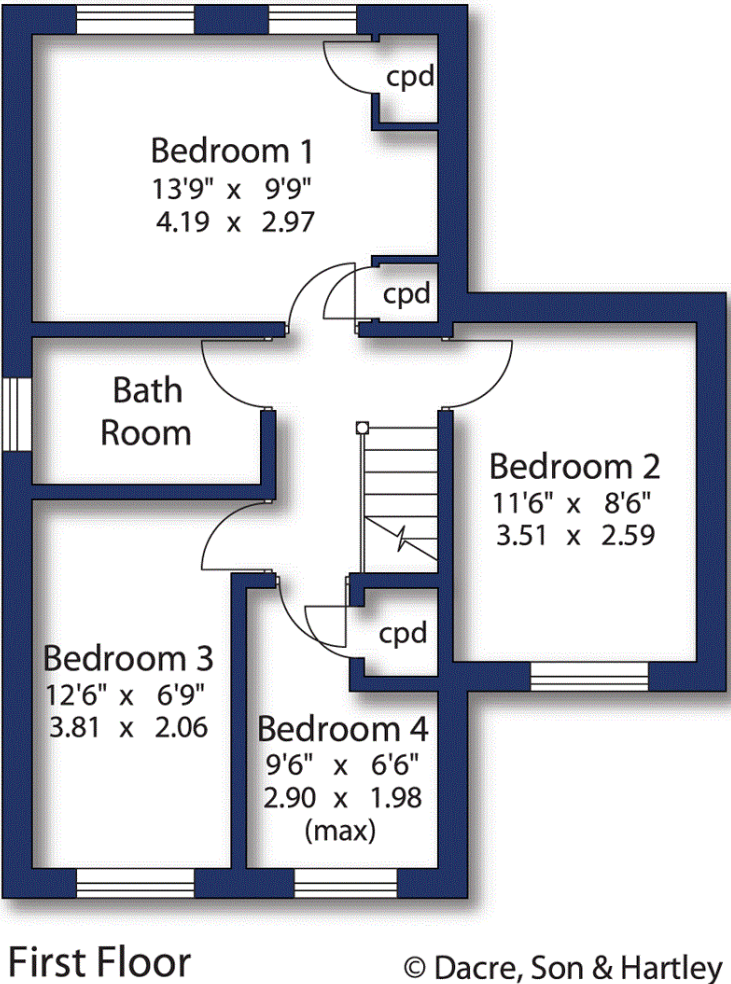
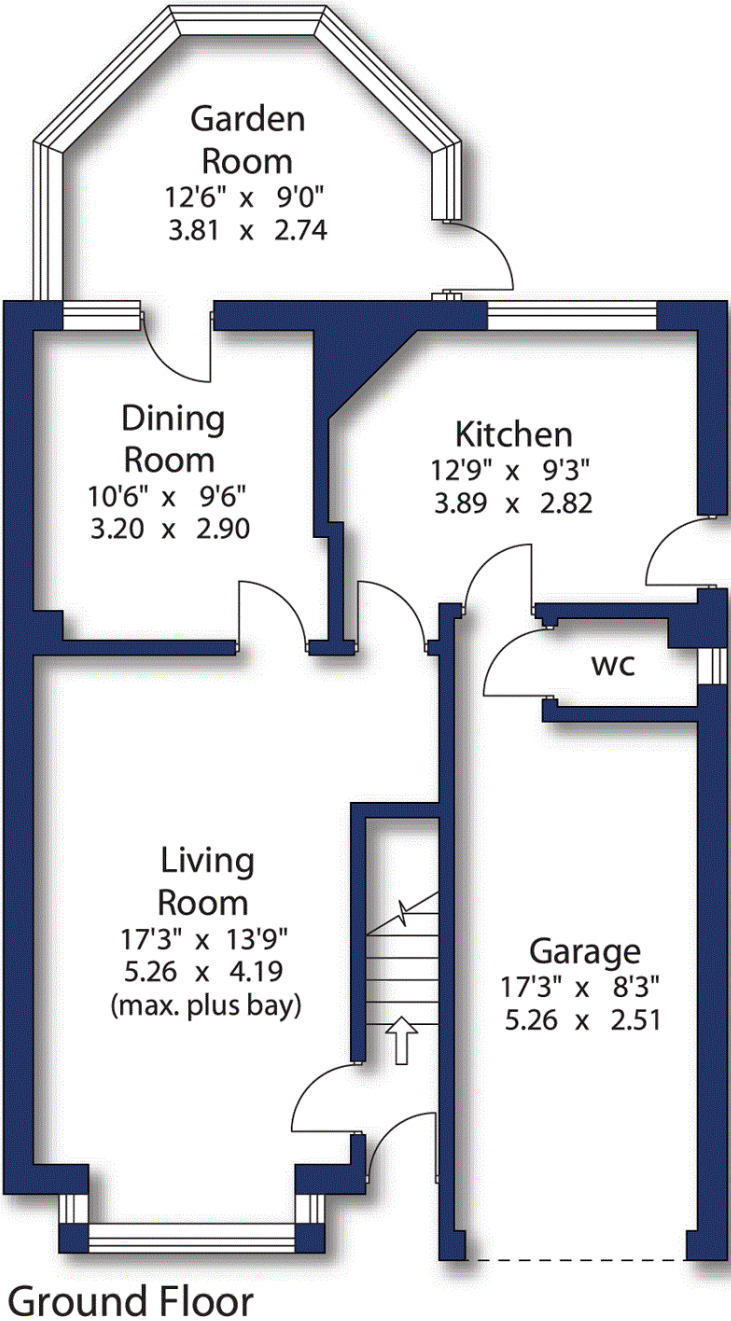
Externally, to the front of the property there is a small lawned garden and ample off-street parking leading to the integral garage which has fitted light, power and plumbing for a washing machine. The rear garden is arranged on split levels with a patio area to the lower-level providing an ideal space for relaxing or enjoying a barbecue.







Floorplans





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 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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR250268

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28

