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43 Smithy Lane, Tingley, Wakefield, WF3 1QF

Situated in a highly popular residential area with good local amenities, this double-fronted semi-detached house offers spacious living accommodation. Having three double bedrooms, spacious living room and a large dining kitchen it would make an ideal family home and an early viewing is highly recommended.

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dacres.co.uk

43 Smithy Lane, Tingley, Wakefield, West Yorkshire, WF3 1QF

Asking Price: £250,000



General Remarks

Offered for sale with NO ONWARD CHAIN, this deceptively spacious property has recently been fully re-decorated and benefits from having new carpets to the landing and stairs, new click and lock flooring to the ground floor and is ready to move straight in to. Set in a generous plot with ample off-street parking it is certain to appeal to a wide variety of buyers, and a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - central front entrance hall with staircase to the first floor, full length living room with French doors to the rear garden, spacious dining kitchen, guest WC and ample storage space.

The kitchen has fitted wall and base units, plenty of worktop space and an integrated electric hob, oven and extractor. Plumbing is in place for a washing machine and there is space for a tumble dryer.

On the first floor there are three double bedrooms, two of which have built in storage cupboards. The spacious family bathroom has a modern four-piece suite comprising; - shower cubicle, bath with centre taps, shower attachment, WC and wash basin. The landing provides access to the loft which is complete with retractable ladder, fitted light and offers a useful additional storage space.

Externally, to the front of the property there is ample off-street parking and a lawned garden. The larger rear garden is mainly lawn with a wrap-around patio providing an ideal space for relaxing or enjoying a barbecue.





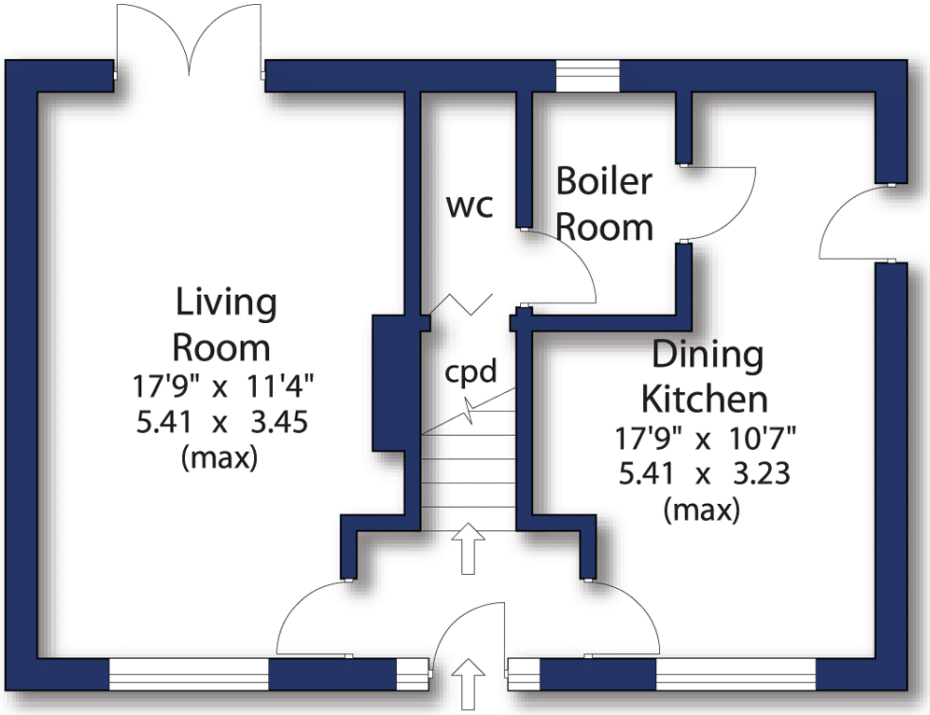




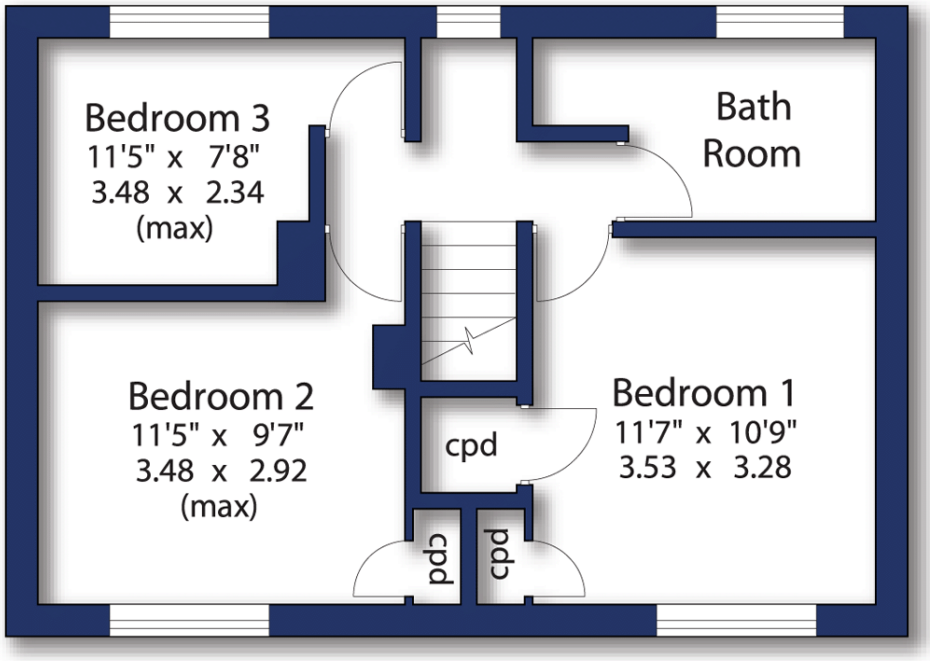




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

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

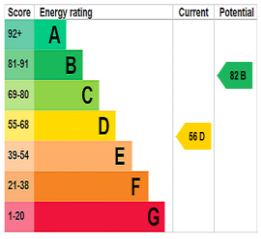
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ARRANGE A VIEWING
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