DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY

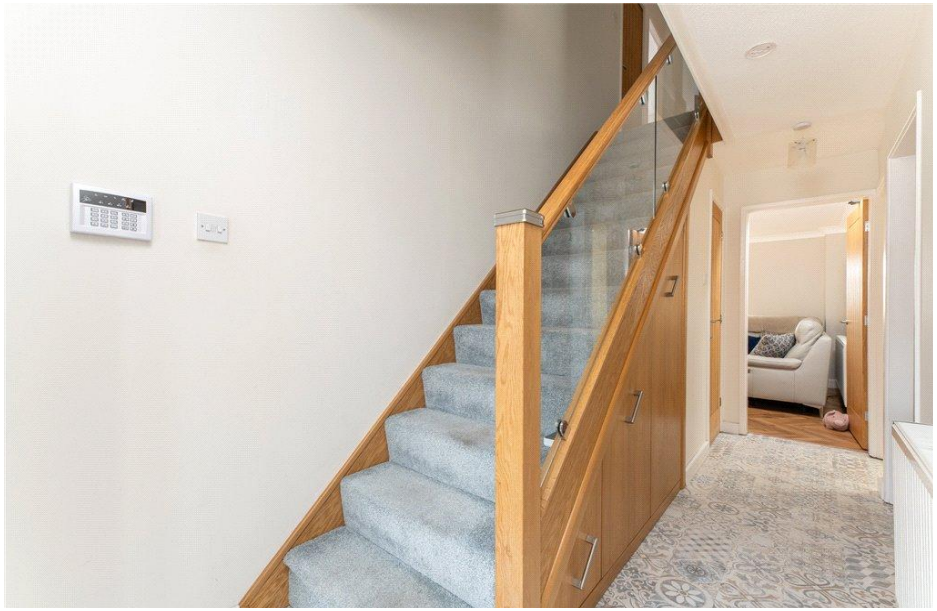
5 Landseer Avenue, Tingley, Wakefield, WF3 1UE

A deceptively spacious detached property, extended to the rear and upper floor it offers four double bedrooms, two reception rooms and a fabulous L-shaped dining kitchen with underfloor heating. A viewing is essential to fully appreciate everything this family home has to offer

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

5 Landseer Avenue, Tingley, Wakefield, West Yorkshire, WF3 1UE

Asking Price: £450,000



General Remarks

Ideally situated in a highly popular residential area, this four-bedroom detached property is beautifully presented and tastefully decorated throughout. Offering spacious living accommodation it would make an ideal family home.

The ground floor accommodation comprises; - spacious front entrance hall with stairs rising to the first floor, understairs storage and guest WC, front facing dining room which would make an ideal office for anyone wanting to work from home, central lounge with a feature media wall with inset electric fire with mood lighting, L-shaped dining kitchen which has been extended to provide a spacious, highly versatile space.

The kitchen has fitted wall and base units, plenty of worktop space, underfloor heating extending through to the dining area, high-quality integrated appliances include – Neff induction hob, Neff double oven, full height fridge, full height freezer, dishwasher and washing machine.

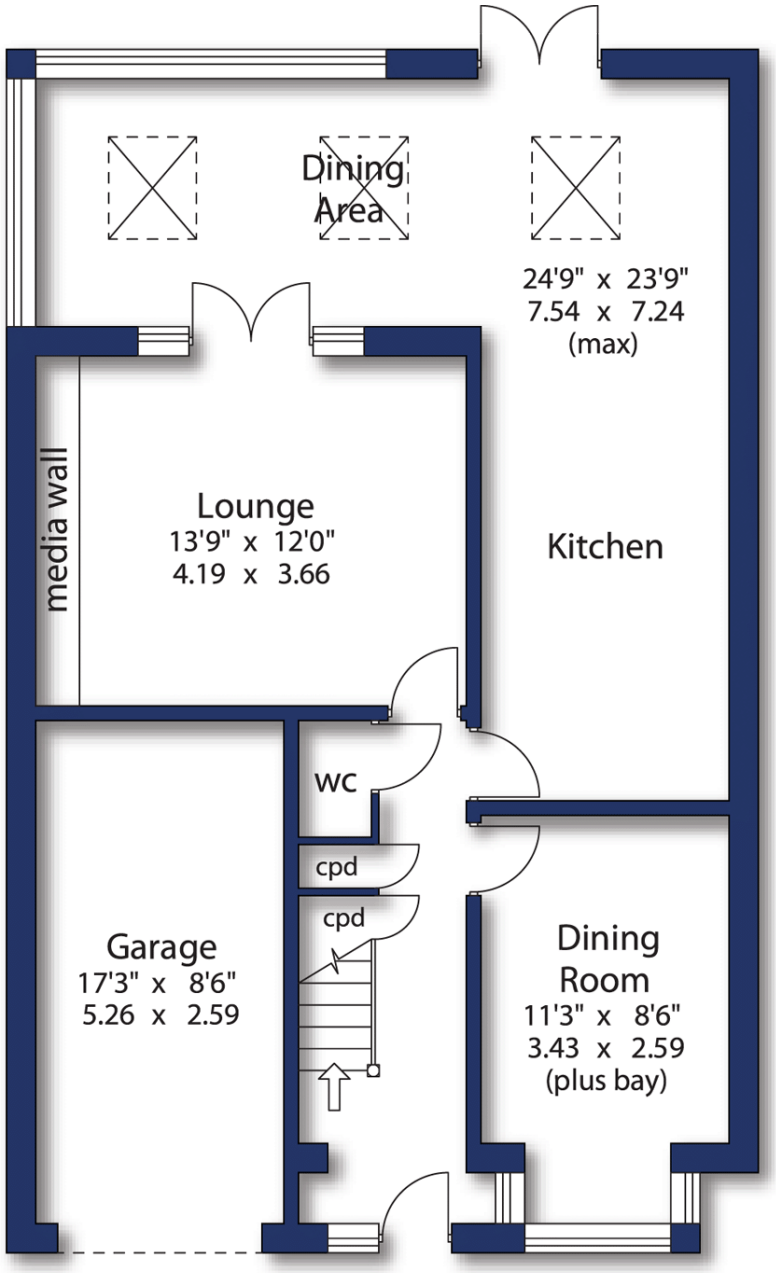
On the first floor there are four double bedrooms including the master bedroom which has built in wardrobes and benefits from having an en-suite shower, WC and wash basin. The family bathroom has a four-piece suite comprising; - shower cubicle, free standing bath, WC and wash basin. The landing provides access to the loft which offers a useful additional storage space.

Externally to the front of the property the block paved driveway provides ample off-street parking leading to the single garage which has fitted light and power. The fully enclosed rear garden is laid to lawn and completed by an Indian stone patio which is an ideal space for relaxing or enjoying a barbecue.

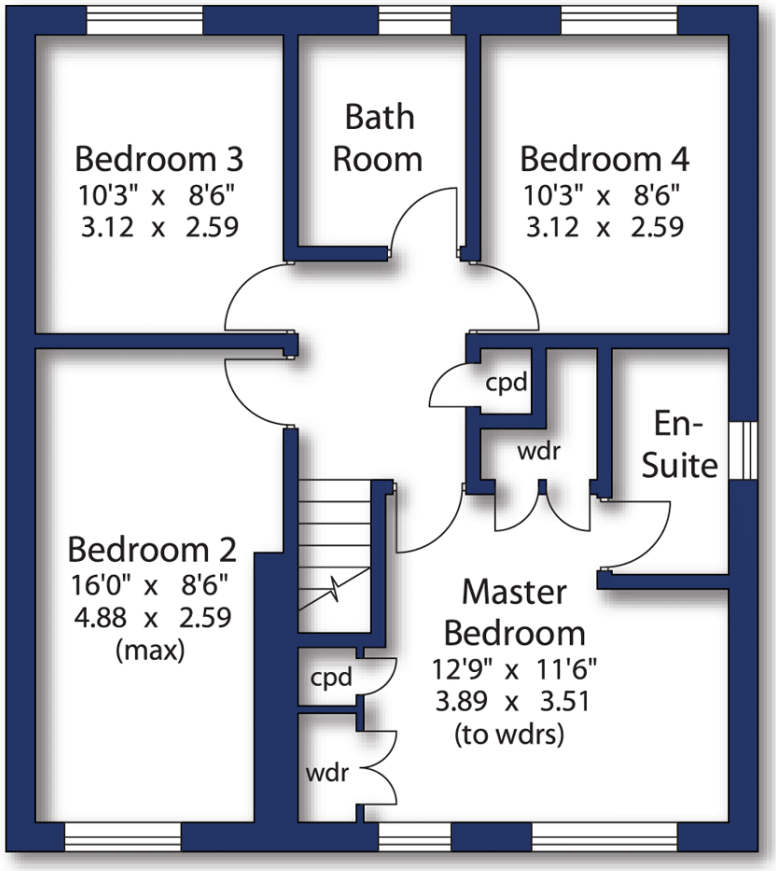
The property benefits from having an alarm system and CCTV with two cameras to the front and rear.

HOUSE RULES
1. MUM'S THE BOSS
2. SEE RULE 1
FAMILY

Floorplans



Ground Floor



First Floor

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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 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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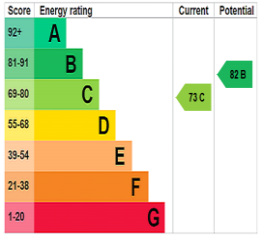

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Call 0113 322 6333 or email
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