



Fenton Street | Tingley | WF3 1RJ

£190,000

Two bedroom mid terrace | Council Tax Band A | EPC rating D

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*****TWO BEDROOM MID TERRACE. DECEPTIVELY SPACIOUS. NOT TO BE MISSED*****

A beautifully presented two bedroom stone terrace property situated in a popular residential location in the heart of Tingley village, with generously sized rooms and modern decor throughout. With easy access to good local amenities and schools including Blackgates Primary, Westerton Primary and the ever popular Woodkirk Academy.

The property has period features with contemporary living, boasting high ceilings, large windows and modern décor. The property briefly comprises; living room, fitted kitchen, cellar, two double bedrooms and a bathroom. To the rear of the property is an enclosed garden.

An internal inspection is highly recommended to fully appreciate what this property has to offer.

Internal viewing is highly recommended.

Ground Floor

Living Room 4.18m x 5.00m (13'9" x 16'5")

Double-glazed window to the front elevation, gas central heating radiator, T.V point, a glazed door leading to the kitchen and a door to the first floor.

Kitchen Area 3.28m x 3.73m (10'9" x 12'3")

A range of wall and base units with roll top work surfaces, incorporating a sink and drainer, four ring gas hob with an extractor over, an electric oven and space for a fridge/freezer. Gas central heating radiator, ceiling light point, double-glazed window to the rear elevation and a double-glazed door into the porch. With stairs leading from the kitchen to cellar which has space and plumbing for a washing machine and dryer.

Porch

With double-glazed windows to the side and rear and a double-glazed door leading to the rear garden.

First Floor

Landing 4.31m x 1.80m (14'2" x 5'11")

Stairs rising from the doorway in the lounge, double-glazed window to the rear elevation, loft access and doors to:

Bedroom 1 4.18m x 3.10m (13'9" x 10'2")

Double-glazed window to the front elevation and a central heating radiator.

Bedroom 2 3.28m x 3.10m (10'9" x 10'2")

Double-glazed window to the rear elevation, gas central heating radiator and coving to the ceiling.

Bathroom 3.14m x 1.80m (10'4" x 5'11")

Re-fitted three piece white suite comprising; panelled bath, with shower over and a separate shower head, vanity wash hand basin and low flush W.C.,. Tiled walls and floor to complement the suite, PVCu double-glazed window and a ladder style central heating towel rail.

Loft Room

With a 'Velux' window,

External

To the rear of the property is a block-paved patio area, decking and fenced boundaries. To the front of property is a block-paved area with fenced boundaries and steps to the front door.





Total area: approx. 79.2 sq. metres (852.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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