



WAKEFIELD  
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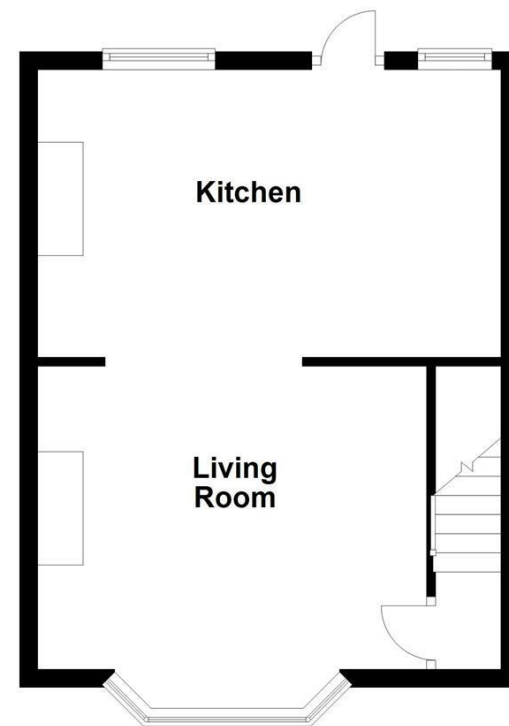
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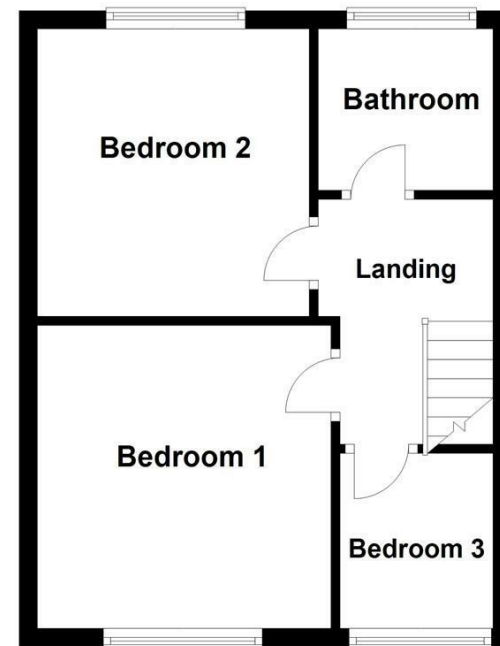
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Ground Floor



First Floor



**10 Thirlmere Drive, Tingley, Wakefield, WF3 1PU**

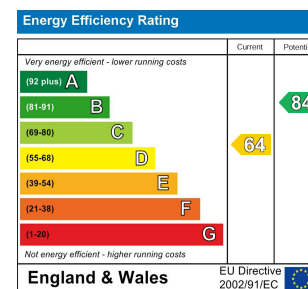
**For Sale Freehold £209,000**

A fantastic opportunity to purchase this three bedroom semi detached house benefitting from modern fitted kitchen, off road parking and enclosed rear garden.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, living room with multi fuel burner and archway into the modern fitted kitchen/breakfast room to complete the ground floor. The first floor landing leads to three bedrooms and a three piece suite house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking and to the rear is a larger than average attractive lawned garden.

The property is within walking distance to the local amenities and schools located nearby with the M1 and M62 motorway links only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home.



**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front door, central heating radiator, staircase leading to the first floor and door leading through to the living room.

### LIVING ROOM

12'11" (min) x 13'10" (max) x 10'11" (3.95m (min) x 4.24m (max) x 3.33m)

UPVC double glazed walk in bay window, central heating radiator and cast iron burner inset onto a stone hearth with wooden mantle. Coving to the ceiling and archway through to the kitchen.



### KITCHEN/BREAKFAST ROOM

17'3" x 10'5" (5.27m x 3.18m)

Modern fitted kitchen with a range of wall and base shaker style units, double Belfast sink with chrome swan neck mixer tap and drainer cut into the work surface and tiled splash back above, integrated oven with four ring gas hob and cooker hood over. Two UPVC double glazed windows and door to the rear, laminate flooring, central heating radiator and space for a large fridge/freezer. Integrated washing machine, integrated slimline dishwasher and breakfast bar.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and doors providing access to three bedrooms, storage cupboard and bathroom.

### BEDROOM ONE

10'10" x 11'1" (3.32m x 3.4m)

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

10'2" x 10'5" (3.1m x 3.2m)

Central heating radiator, wood panelling to one wall and UPVC double glazed window to the rear.



### BEDROOM THREE

5'10" x 6'3" (1.8m x 1.91m)

UPVC double glazed window to the front aspect and central heating radiator.



### BATHROOM/W.C.

5'7" x 6'3" (1.72m x 1.92m)

Three piece suite comprising panelled bath with mixer shower over, pedestal wash basin with mixer tap and low flush w.c. Central heating radiator, wall mounted extractor fan and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front is a block paved driveway and low maintenance gravel garden with a block paved pathway to the side with water connection and outside light. To the rear is a large lawned attractive garden with a shed, timber wood log store, surrounded by timber fencing and timber gate to the side.



### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.