



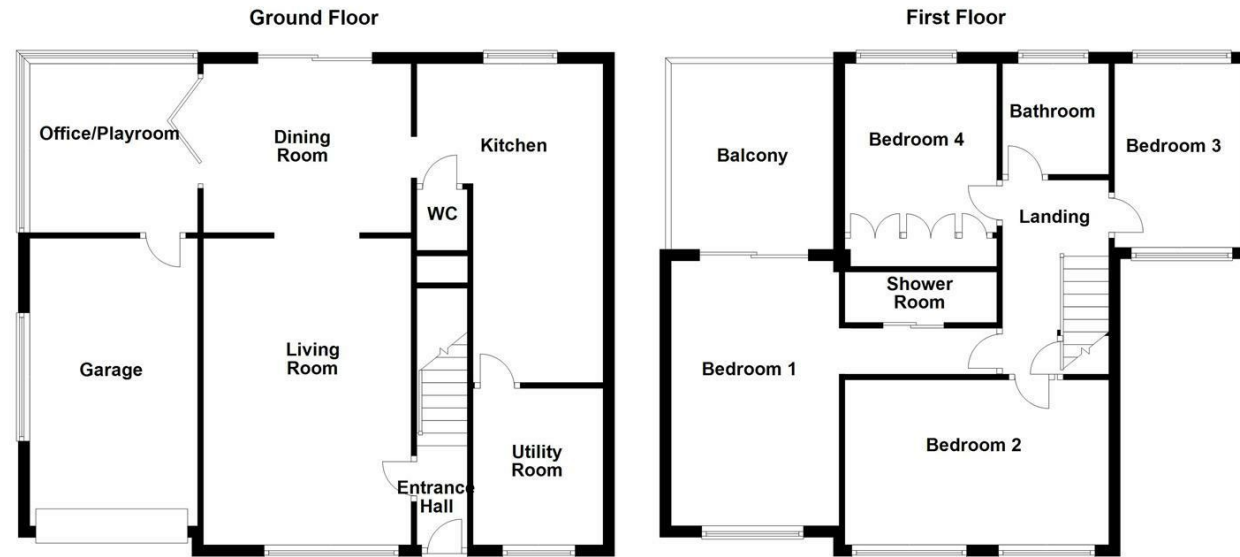
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## 10 Holly Court, Tingley, Wakefield, WF3 1EQ

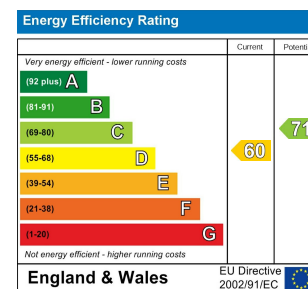
For Sale Freehold £439,950

Superbly appointed throughout and having undergone a high degree of renovation by the current owners is this deceptively spacious executive four bedroom detached family home benefitting from fantastic far reaching views of open countryside.

The accommodation fully comprises of entrance hall, living room, dining room, contemporary kitchen with utility room, office/play room and integral garage. The first floor landing leads to four well proportioned bedrooms (bedroom one with en suite shower room, dressing room area and balcony) and the main house bathroom/w.c. Outside, driveway providing off road parking to either side leading to the garage. Whilst to the rear is a high raised feature timber decked patio area with access via the dining room. There is a lawned garden to the rear and side with stunning views to the rear of open fields and countryside.

Situated on this sought after part of Tingley, the property is well placed to local amenities with local bus routes nearby and having good access to the motorway network.

This family home truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



### 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.

### MORTGAGES

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

### FREE MARKET APPRAISAL

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### PROPERTY ALERTS

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### CONVEYANCING

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#### ACCOMMODATION

Accommodation details to follow.

#### ENTRANCE HALL

Anthracite frosted double glazed front door, central heating radiator, stairs to the first floor landing and door to the living room and an opening through to the utility.

#### UTILITY

82" x 75" [2.5m x 2.28m]

Range of modern wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer. Door to the kitchen, UPVC double glazed window to the front and central heating radiator.

#### KITCHEN

178" x 76" [5.4m x 2.3m]

Range of modern wall and base units with quartz work surface over, double ceramic Belfast sink and drainer with mixer tap, integrated double oven, integrated wine cooler, integrated dishwasher, five ring gas hob with extractor hood above and tiled splash back. Space and plumbing for an American style fridge/freezer, an opening through to the dining room and UPVC double glazed window to the rear.



#### DINING ROOM

123" x 151" [max] x 98" [min] [3.74m x 4.6m [max] x 2.95m [min]]

Continuation of the kitchen with breakfast bar, coving to the ceiling, access to the downstairs w.c., set of UPVC double glazed sliding doors leading to the rear garden, folding doors to the office/playroom and sliding door back to the living room.

#### W.C.

211" x 411" [max] x 3'6" [min] [0.9m x 1.52m [max] x 1.08m [min]]

Fitted storage, low flush w.c., ceramic wash basin with storage below, mixer tap and tiled splash back.

#### LIVING ROOM

151" x 1111" [max] x 9'0" [min] [4.62m x 3.64m [max] x 2.76m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, built in media wall to the chimney breast and decorative fireplace with laminate hearth, tiled surround and wooden surround.



#### OFFICE/PLAYROOM

96" x 97" [2.92m x 2.93m]

Surrounded by UPVC double glazed windows, central heating radiator, and door to the integral garage.

#### INTEGRAL GARAGE

98" x 136" [2.97m x 4.13m]

UPVC double glazed window to the side, power and light.

#### FIRST FLOOR LANDING

Loft access, overstairs storage cupboard and doors to four bedrooms and the house bathroom.

#### BEDROOM ONE

135" x 195" [max] x 9'7" [min] [4.09m x 5.92m [max] x 2.94m [min]]

Fitted wardrobes and storage, sliding glass door to the en shower room, UPVC double glazed window to the front, central heating radiator and set of UPVC double glazed sliding doors to the balcony.



#### EN SUITE SHOWER ROOM/W.C.

87" x 29" [max] x 25" [min] [2.64m x 0.84m [max] x 0.74m [min]]

Three piece suite comprising low flush w.c., floating storage unit housing a ceramic wash basin with storage below and mixer tap and shower cubicle with shower head attachment and glass shower screen. Ladder style radiator and extractor fan.

#### BALCONY

10'4" x 11" [3.15m x 3.38m]

Surrounded by iron railings overlooking far reaching rural views.



#### BEDROOM TWO

152" x 74" [4.63m x 2.25m]

Two UPVC double glazed windows to the front and central heating radiator.

#### BEDROOM THREE

106" x 76" [3.21m x 2.29m]

UPVC double glazed windows to the front and rear, central heating radiator.

#### BEDROOM FOUR

89" x 115" [2.69m x 3.48m]

Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.

#### BATHROOM/W.C.

64" x 510" [1.94m x 1.8m]

Three piece suite comprising concealed cistern low flush w.c., wash basin built into a storage unit with mixer tap and panelled bath with mixer tap and overhead shower attachment. UPVC double glazed frosted window to the rear, anthracite ladder style radiator and extractor fan.



#### OUTSIDE

To the front of the property is a tarmacadam and block paved driveway providing off road parking for several vehicles and leading to the single integral garage with double door. There are also pebbled areas with planted features. To the rear is a tiered garden with the upper tier comprising of a raised decked patio area, perfect for outdoor dining and entertaining with steps leading down to a lawned area with planted features throughout, fully enclosed by timber fencing with far reaching rural views.



#### COUNCIL TAX BAND

The council tax band for this property is D.

#### 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.