

Baghill Road, Tingley, West Yorkshire

Ideal for downsizers | Three reception rooms | Off street parking for up to four cars | Garage | Picturesque rural views | Modern and large kitchen

3 Bed Detached Bungalow | Asking Price: **£375,000**

Rosedale
& Jones 

Baghill Road, Tingley, West Yorkshire

DESCRIPTION

Picturesque rural views, a generous corner plot, plenty of parking, a modern kitchen and three reception rooms. Ideal for downsizers.

Key Features

- Ideal for downsizers
- Three reception rooms
- Off street parking for up to four cars
- Garage | Picturesque rural views
- Modern and large kitchen



LOCATION

Situated in the quiet village of Tingley, this property benefits from some picturesque rural views, taken from an elevated geographical position. Residents enjoy easy access to a wide array of local amenities and excellent commuter links provided by the M1 and M62 motorway systems should you wish to venture into Wakefield or Leeds at the weekend.

EXTERIOR

Front

Very well kept with a beautiful garden, consisting of a grass lawn and decorative floral borders. Off street parking is available for up to four vehicles, including one car parked in the garage. Note: The front of the property enjoys picturesque rural views.

Rear

Very low maintenance stone paving, with access around both sides of the property and to the garage.

INTERIOR - Ground Floor

Lounge

6.31m x 3.61m

A large room with space for a range of furniture choices, as required. Features include: a beautiful gas fireplace built of sandstone and black marble. Two Central Heated radiators and Double Glazed windows to the front aspect, which enjoy picturesque rural views

Kitchen

6.06m x 3.92m

A spacious and modern kitchen installation, which benefits from a generous amount of storage capacity and features splash-back tiling to the walls. Supported appliances include: a fitted oven and separate grill, five gas 'ring' hobs and a fitted extractor fan above. There is also space for a free-standing fridge freezer, a free-standing washing machine and a slimline dishwasher. Double Glazed windows and a uPVC exterior door with 'frosted' Double Glazed windows to the side aspect. Modern vertical Central Heated radiator.

Dining Room

3.62m x 2.66m

Large enough to support a six seated dining suite and additional storage furniture. The room enjoys rural views once more and direct access to the garden via the Double Glazed French doors to the front aspect. Double Glazed windows to the side aspect and upgraded laminate flooring.

Conservatory

4.87m x 2.69m

A lovely space to relax all year round, with direct access to the garden. Double Glazed windows and French doors to the front aspect. Upgraded laminate flooring and wall mounted 'mood' lighting. Two Central Heated radiators.

Bedroom One

3.64m x 3.61m

A spacious room which can support a King-size bed quite comfortably and benefits from wall length, built-in wardrobes, bedside tables and a set of drawers. Plenty of storage! Central Heated radiator and Double Glazed windows to the side aspect.

Bathroom

Extremely spacious, with wall tiling, a w/c, a wash basin with wall mounted lighting and a large 'corner' bathtub with a built-in seat and a walk-in shower cubicle with glass water-guard. Central Heated radiator and 'frosted' Double Glazed windows to the front aspect. Note: there are also two fitted storage units in the bathroom and a storage cupboard in the adjacent hallway.

INTERIOR - First Floor**Bedroom Two**

3.86m x 3.65m

Another spacious room which can support a King-size bed and additional furniture, as required. The room also benefits from wall-length, built-in wardrobes. Central Heated radiator and Double Glazed windows to the side elevation which enjoys beautiful rural views once more.

Bedroom Three

4.06m x 3.15m

Large enough for a single/three quarter length bed and associated furniture. Central Heated radiator and Double Glazed windows to the side elevation.

Unique Reference Number

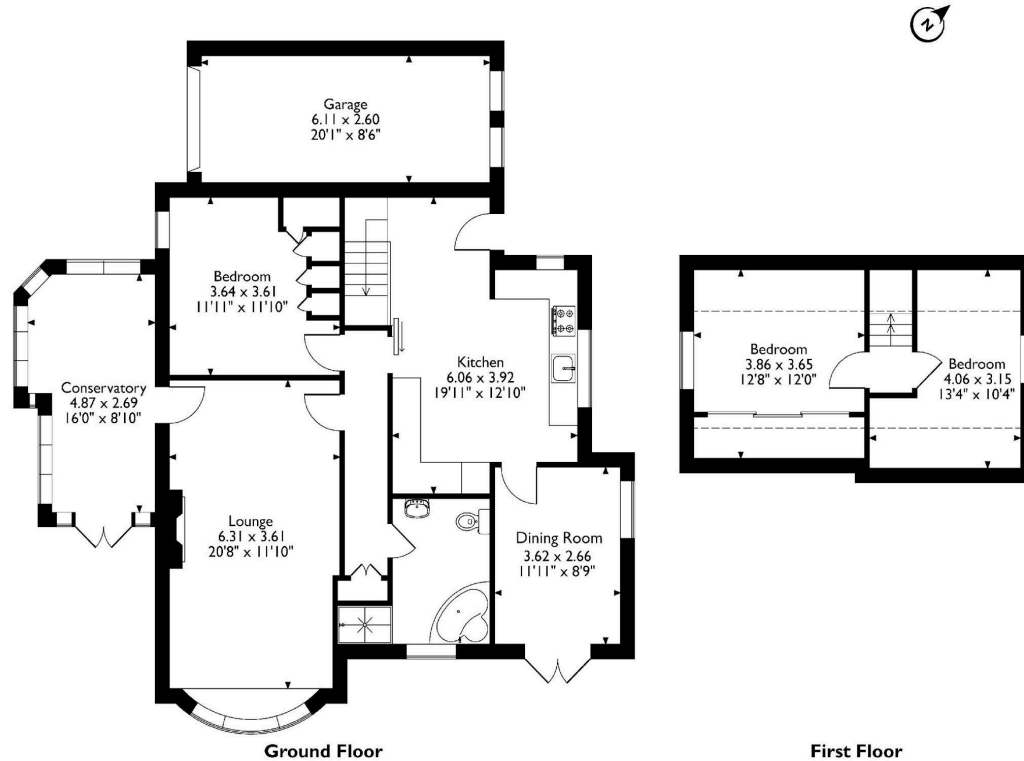
LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Baghill Road, Tingley
 Approximate Gross Internal Area
 Main House = 114 Sq M/1227 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 130 Sq M/1399 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk