



29 Tingle View Leeds



5 Bedroom House - Detached £525,000

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GROUND FLOOR:

Entrance Hallway:



Access via a front entrance door; a spacious hallway with stairs rising to the first floor, central heating radiator

Study / Home Office:



Double glazed windows, central heating radiator,

Living Room:



Double glazed bay window, television point, central heating radiators

Open Plan Family Area:

A well designed open plan family area with a sitting room, dining area and a breakfast kitchen

Fitted Breakfast Kitchen:



Double glazed window overlooking the rear garden, double glazed Velux windows, an ample range of fitted wall, drawer & base units, granite work surfaces, circular granite breakfast bar, an inset 1 1/4 bowl sink and drainer, a range of integral appliances (electric hob, extractor hood, dishwasher, fridge / freezer, electric double oven / grill / microwave), inset ceiling lighting, plinth lighting, modern vertical central heating radiator

Dining Area:



Open plan to the fitted kitchen and sitting room; ample space for a large dining table and chairs, under-stairs storage cupboard, part glazed internal door through to the conservatory, inset ceiling lighting

Sitting Room:

Double glazed patio doors opening onto the garden, inset ceiling lighting

Conservatory:



A double glazed conservatory with a dwarf wall, under-floor heating, air-conditioning unit, feature LED lighting, tiled flooring, patio doors opening onto the garden

Inner Hallway:

Access to the Cloakroom / WC and the Laundry Room

Laundry Room:



A range of fitted cabinets, work surfaces, an inset sink and drainer, integral washing machine, integral tumble dryer, inset ceiling lighting, a part glazed external door giving access to the garden

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor, airing / storage cupboard

Master Bedroom:



Double glazed bay window, double glazed window, central heating radiator, ample space for a range of bedroom furniture, semi open plan to the dressing area

Dressing Area:



A range of fitted wardrobes (five door) providing useful hanging and storage space

Four Piece En-suite:



Double glazed window, a modern four piece suite comprising of a panelled corner bath, a glazed shower cubicle with shower, low flush WC, wash basin, inset ceiling lights, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed windows, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white four piece suite comprising of a panelled bath, a glazed shower cubicle with shower, wash basin, low flush WC, ladder style central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation, central heating radiator, access to the loft space

Bedroom Four:



Double glazed Velux windows, central heating radiator, access / storage to the eaves

Bedroom Five:



Double glazed Velux windows, central heating radiator

Shower Room / WC:



A modern white suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Landscaped Gardens:



The front garden is open plan. The rear garden is a good size, enclosed by fencing, backs onto open fields, and has a large paved seating area (ideal for al-fresco entertaining), a lawn, well maintained and planted beds, low maintenance areas, external lighting, an outside tap, and a Summer House with power and light

Detached Garage:

A 'larger than average' detached garage with an up and over door, a side access door, a window, inset lighting and power sockets.

Views Up From The Rear :

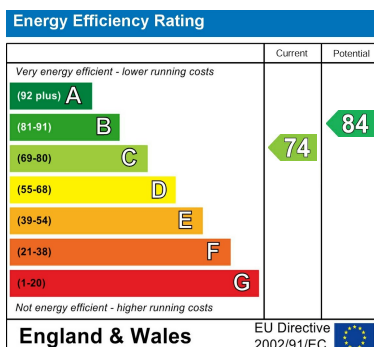


The property backs onto Farmland

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0910-0207-4007-7768-2804>

Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 94.80 sqm.
(1020.41 sqft.)