

28 Tingle View Leeds



5 Bedroom House - Detached £475,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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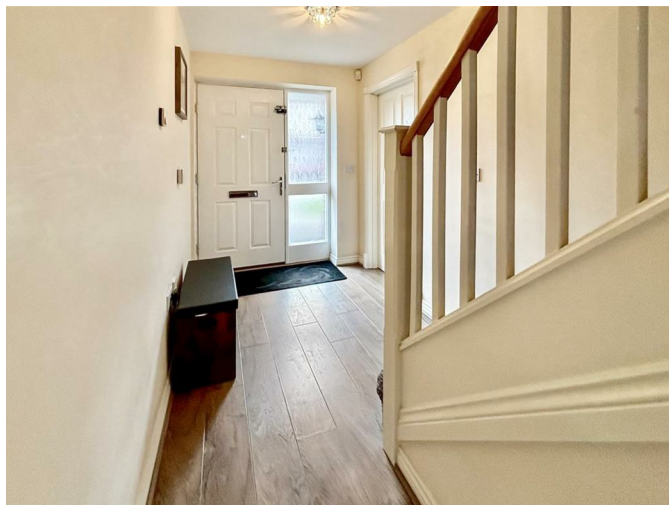
Web Site
www.kathwells.com

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sales@kathwells.com

28 Tingle View, Farnley, Leeds, West Yorkshire, LS12 6LJ

GROUND FLOOR:

Entrance Hallway:



Access via a composite front entrance door, central heating radiator, laminated wood floor, under stairs storage cupboard, telephone connection point, stairs rising to the first floor, internal access to the integral garage

Guest Cloakroom / WC:



Double glazed window, a two piece suite in white comprising of a wash basin and a WC, central heating radiator

Living Room:



Double glazed bay window, two central heating radiators, laminated flooring, a marble fire place and hearth with an inset coal effect gas fire

Dining Room:



Double glazed French doors opening onto the conservatory, laminated wood floor, central heating radiator

Fitted Breakfast / Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built-under electric double oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine and dishwasher, space for a fridge freezer, 1 1/4 bowl stainless steel sink and drainer, inset ceiling lighting, under unit lighting, laminated wood floor, central heating radiator, access to the conservatory, ample space for a dining / breakfast table and chairs

Conservatory:



A double glazed conservatory with a dwarf wall, laminated flooring, double glazed French doors opening onto the rear garden

FIRST FLOOR:

Landing:

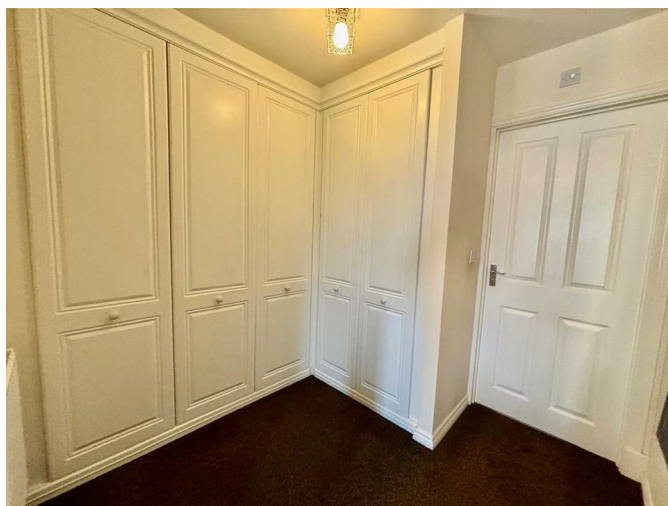
Central heating radiator, stairs rising to the second floor, access to the first floor accommodation

Master Bedroom:



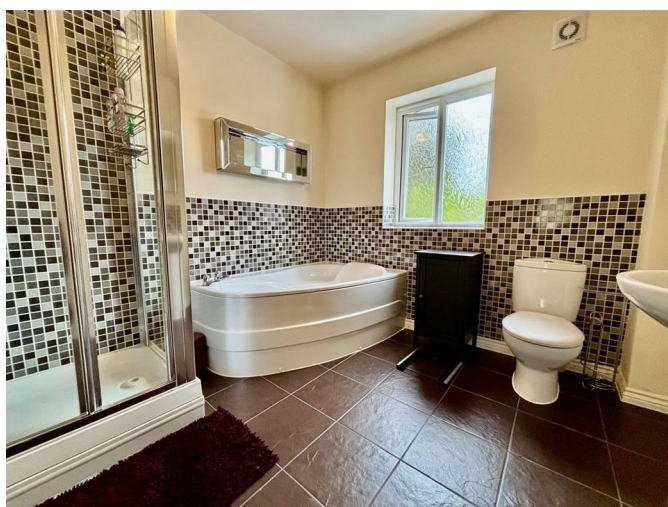
Double glazed bay window, double glazed window, central heating radiator, access to the dressing room and en-suite shower room / WC

Dressing Area:



A range of fitted wardrobes providing useful storage space

En-suite Bath & Shower Room / WC:



A four piece suite in white comprising of a shower cubicle with a plumbed shower, a panelled bath, a wash basin and a double flush WC

Bedroom Two:



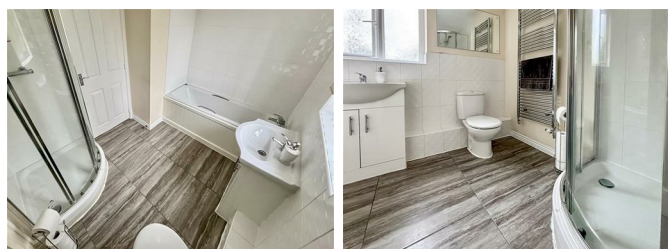
Two double glazed windows, central heating radiator, a range of fitted wardrobes providing useful storage space

Bedroom Five / Study:



Double glazed window to the rear elevation, central heating radiator

Family Bathroom/ WC:



A four piece suite in white comprising of a panelled bath, a shower cubicle with a plumbed shower, a wash basin and a double flush WC, a chrome ladder style radiator, extractor fan, double glazed window to the rear elevation

SECOND FLOOR:

Landing:.

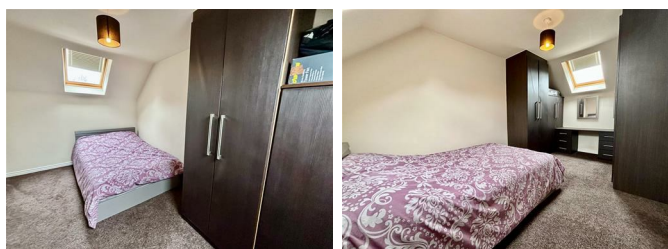
Central heating radiator, access to the loft space via a pull down loft ladder, access to the second floor accommodation

Bedroom Three:



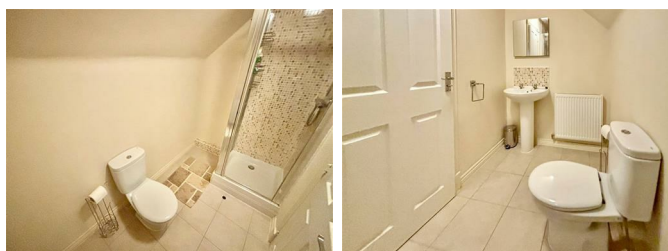
Two double glazed Velux windows to the front elevation and a double glazed Velux window to the rear elevation, central heating radiator, fitted wardrobes providing useful storage space

Bedroom Four:



Double glazed Velux windows to the front and rear elevation, fitted wardrobes, drawers and dressing table providing useful storage space, central heating radiator

Shower Room / WC:



A three piece suite in white comprising of a shower cubicle with a plumbed shower, a wash basin and a WC, extractor fan

TO THE OUTSIDE:



Off Street Parking / Driveway / Integral Garage:



A good sized driveway to the front elevation provides useful off street parking for up to five cars and access to a single integral garage which in turn provides useful off street parking and storage space

Gardens:



There is an open plan garden to the front with a lawn and flowerbeds. The rear garden is enclosed with a lawn, an outside tap and flowerbeds

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2210-5949-0748-2411-1123>

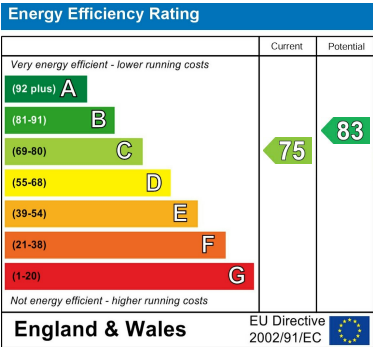
Council Tax Link:

<https://www.tax.service.gov.uk/check-council-tax-band/property/1a8a0d02-a221-838f-cb70-eb26f3323757>

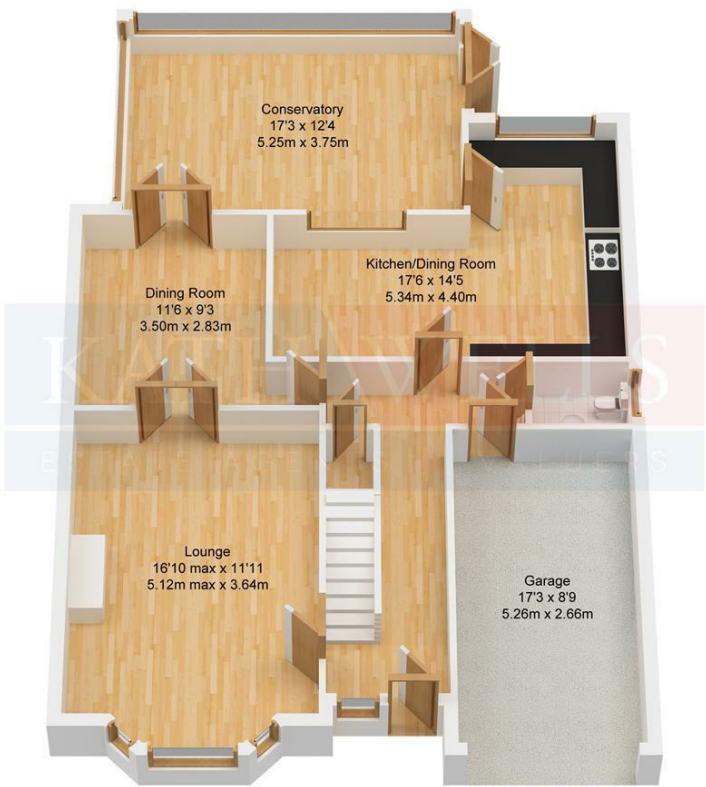
Council Tax Band & EPC Rating:

Council Tax Band: F / EPC Rating: C

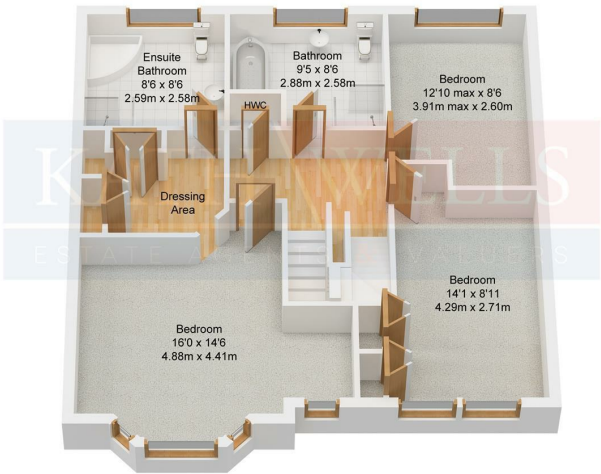
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 98.10 sqm.
(1056.20 sqft.)



First Floor
Approx. 71.10 sqm.
(764.90 sqft.)



Second Floor
Approx. 36.90 sqm.
(397.30 sqft.)