



The Chase, Tingley Wakefield WF3 1RA

welcome to

The Chase, Tingley Wakefield

Delightfully set in cul-de-sac position is this FOUR bedroom DETACHED FAMILY home situated on a popular residential location and boasts TWO RECEPTION ROOMS, STUDY, FITTED KITCHEN, DOWNSTAIRS WC, ENSUITE to master bedroom and a FAMILY BATHROOM, SPACIOUS DRIVEWAY and WELL MAINTAINED REAR GARDEN.

Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs to first floor landing with understairs storage. Access to the downstairs WC, living room and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Living Room

15' 9" x 11' 2" into recess (4.80m x 3.40m into recess)
uPVC double glazed window to the front, gas feature fire, gas central heating radiator and French doors leading into the dining room.

Dining Room

8' 7" x 11' 2" (2.62m x 3.40m)
uPVC double glazed French doors leading out to the rear garden, French doors leading into the living room, gas central heating radiator. Door leading into the kitchen.

Study

17' 2" x 8' 8" (5.23m x 2.64m)
A fantastic sized room with uPVC double glazed windows to the front and side and two gas central heating radiators. Currently used as a study but could be used as a further bedroom or reception room.

Kitchen

9' 9" x 15' 11" (2.97m x 4.85m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with gas hob and extractor fan, integrated washing machine and dishwasher,

breakfast bar, gas central heating boiler, gas central heating radiator, uPVC double glazed window and door to the rear. Doors leading into the dining room and hallway.

First Floor Landing

Loft access which is fully boarded, gas central heating radiator. Access into all the bedrooms and house bathroom.

Bedroom One

11' plus wardrobe x 15' 1" (3.35m plus wardrobe x 4.60m)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes, cupboard housing the water tank and access into the ensuite.

Ensuite

A modern three piece suite comprising of shower cubicle, low level flush WC, wash hand basin with vanity unit, fully tiled walls to all visible areas, heated towel rail, uPVC double glazed window to the front.

Bedroom Two

14' 9" plus wardrobe x 9' (4.50m plus wardrobe x 2.74m)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

Bedroom Three

11' 4" x 11' (3.45m x 3.35m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

8' 6" plus wardrobe x 8' 10" (2.59m plus wardrobe x 2.69m)
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes with sliding door.





Family Bathroom

A modern four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin with vanity unit, heated towel rail, uPVC double glazed window to the rear.

Exterior

Spacious driveway to the front, well maintained lawned area and to the rear is an enclosed well maintained lawned garden with patio area, decorative gravel area with plants and a fantastic summer house and fence boundaries. A great space for children or entertaining.



view this property online williamhbrown.co.uk/Property/MLY109784



welcome to

The Chase, Tingley Wakefield

- A modern four bedroom detached family home
- Delightfully set in cul-de-sac position
- Two reception rooms and a study
- Downstairs WC and ensuite to master bedroom
- Driveway and well maintained enclosed rear garden

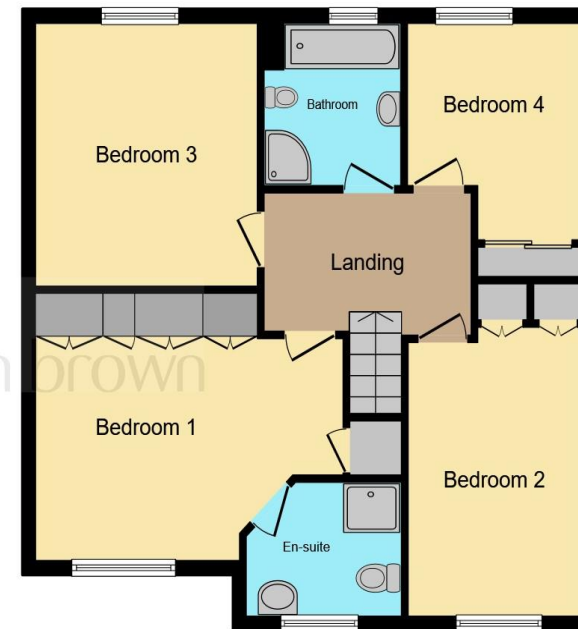
Tenure: Freehold EPC Rating: C

offers over

£375,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/MLY109784



Property Ref:
MLY109784 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk