



**Hesketh Lane, Tingley Wakefield WF3 1AS**

**welcome to**

## **Hesketh Lane, Tingley Wakefield**

NO ONWARD CHAIN, THREE bedroom DETACHED TRUE BUNGALOW situated in a sought after location of Tingley, GOOD SIZED PLOT, KITCHEN, TWO RECEPTION ROOMS, THREE BEDROOMS and HOUSE BATHROOM. DRIVEWAY, SINGLE GARAGE and LAWNED GARDENS to both front and rear.

### **Entrance Porch**

Double glazed door to the side, double glazed window to the front, door leading to the storage area which houses the gas central heating boiler and further door leading into the hallway.

### **Entrance Hall**

Spacious hallway with access to all rooms, spacious storage cupboard/airing cupboard, housing the water tank, loft access which is part boarded.

### **Kitchen**

10' 10" x 6' 9" ( 3.30m x 2.06m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated fridge, integrated oven and hob with fitted cooker hood, fully tiled walls to all visible areas, tiled floor, original serving hatch through to the dining room, double glazed windows to both front and side.

### **Dining Room**

12' 9" plus bay x 10' 5" ( 3.89m plus bay x 3.17m )

Double glazed bay window to the front, electric fire and original serving hatch through to the kitchen.

### **Living Room**

10' 3" x 16' 3" ( 3.12m x 4.95m )

Double glazed bay window to the front, gas central heating radiator, electric feature fire.

### **Bedroom One**

13' 8" x 8' 5" plus wardrobe ( 4.17m x 2.57m plus wardrobe )

Double glazed window to the rear, gas central heating radiator, spotlights and fitted wardrobes.

### **Bedroom Two**

9' 5" plus wardrobe x 10' 3" ( 2.87m plus wardrobe x 3.12m )

Double glazed window to the rear, gas central heating radiator, fitted wardrobes.

### **Bedroom Three**

10' 4" x 7' 4" ( 3.15m x 2.24m )

Double glazed window to the rear, gas central heating radiator, spotlights and fitted wardrobes.

### **House Bathroom**

A modern four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, spotlights, fully tiled walls to all visible areas, double glazed window to the rear.

### **Exterior**

Driveway to the side, leading to the single garage, well maintained lawned garden to the front with a hedge boundary and mature shrubs and trees and to the rear is a lawned garden with mature trees.

### **Garage**

19' 8" x 10' 3" ( 5.99m x 3.12m )

Up and over door, power and lighting and two windows.

### **Please Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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## Hesketh Lane, Tingley Wakefield

- Three bedroom detached true bungalow
- Sought after location
- Driveway and single garage
- Lawned gardens
- Two reception rooms

Tenure: Freehold EPC Rating: D

**£375,000**



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.

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Property Ref:  
MLY109669 - 0004

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william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**