



Batley Road, Tingley Wakefield WF3 1DU

welcome to

Batley Road, Tingley Wakefield

Spacious family home, situated in a sought after residential location having a MODERN KITCHEN/DINER, UTILITY ROOM, LIVING ROOM, DOWNSTAIRS WC, DINING ROOM/BEDROOM FOUR, THREE first floor BEDROOMS, HOUSE BATHROOM, DRIVEWAY, ENCLOSED REAR GARDEN with an OUT BUILDING.

Entrance Hall

uPVC double glazed door and window to the side, stairs leading to the first floor landing with understairs storage, which houses the gas central heating boiler. Access to the downstairs WC, living room and kitchen/diner.

Downstairs Wc

Having a low level flush WC, wash hand basin with vanity unit, gas central heating radiator, tiled walls, uPVC double glazed window to the front.

Living Room

16' 7" x 11' 6" (5.05m x 3.51m)

A spacious living room having a uPVC double glazed window to the front, electric feature fire and a gas central heating radiator. Door leading through to the dining room/bedroom four.

Dining Room/bedroom Four

15' x 8' 7" (4.57m x 2.62m)

uPVC double glazed window to the front and a gas central heating radiator.

Kitchen/diner

8' 11" x 17' 9" (2.72m x 5.41m)

Has a fully fitted modern white gloss kitchen with a large range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with induction hob and fitted extractor fan, integrated washing machine, dishwasher and fridge/freezer, vertical radiator, uPVC double glazed window to the rear and uPVC double glazed sliding patio doors leading out to the rear garden. Door leading through to the utility room.

Utility Room

7' 5" x 4' 2" (2.26m x 1.27m)

uPVC double glazed window to the rear.

First Floor Landing

Having useful storage cupboards, loft access, uPVC double glazed window to the side. Doors leading to all the bedrooms and house bathroom.

Bedroom One

12' 9" plus wardrobe x 10' 1" (3.89m plus wardrobe x 3.07m)

A double bedroom having a uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

A double bedroom with a uPVC double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Three

8' 1" x 7' 4" (2.46m x 2.24m)

uPVC double glazed window to the front, gas central heating radiator and a storage cupboard.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, fully tiled walls to all visible areas and a uPVC double glazed window to the rear.

Exterior

Driveway to the front and side, gated access leading to the out building and rear garden which has a paved patio area and stairs leading to a further graveled area with fence boundaries.





Outbuilding

8' 11" x 9' 2" (2.72m x 2.79m)

uPVC double glazed sliding door to the side, useful for storage/office space.



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welcome to

Batley Road, Tingley Wakefield

- Three/Four bedroom stone built detached family home
- Situated in a desirable area
- Driveway and enclosed rear garden
- Fabulous modern kitchen/diner
- Downstairs WC

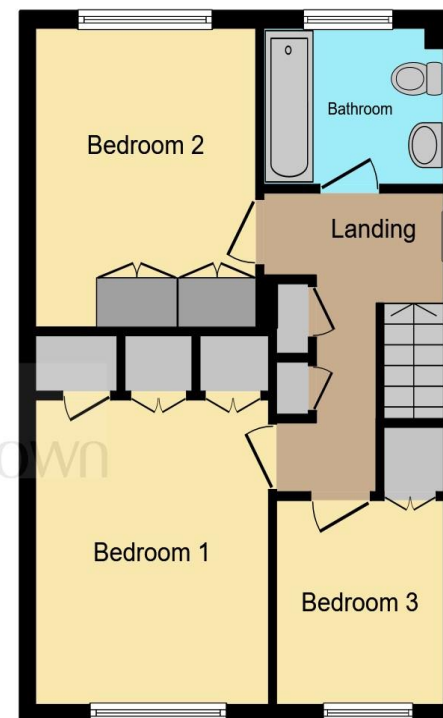
Tenure: Freehold EPC Rating: D

offers in the region of

£320,000



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.

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Property Ref:
MLY110179 - 0008

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