



Hill Top Lane, Tingley Wakefield WF3 1HT

welcome to

Hill Top Lane, Tingley Wakefield

The PERFECT HOME for the GROWING FAMILY, situated on a popular residential location in Tingley and having easy access to local amenities and good schools. The property has everything needed for modern day living and boasts FOUR BEDROOMS, ENSUITE facilities and a DOUBLE GARAGE.

Entrance Hall

A spacious entrance hall with a double glazed Composite door to the front, storage cupboard, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Doors leading to the living room, downstairs WC and kitchen/diner.

Downstairs Wc

Having a low level flush WC, wash hand basin, fully tiled walls to all visible areas, gas central heating radiator.

Living Room

17' 2" into bay x 11' 10" (5.23m into bay x 3.61m)
uPVC double glazed bay window to the front, gas feature fire, gas central heating radiator, French doors leading through to the dining room.

Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)
Gas central heating radiator, French doors leading into the living room and French doors leading into the conservatory.

Conservatory

9' 8" x 11' 10" (2.95m x 3.61m)
uPVC double glazed windows, gas central heating radiator, uPVC double glazed French doors leading out to the rear garden.

Kitchen/diner

10' 7" into recess x 23' 9" (3.23m into recess x 7.24m)
A fantastic sized kitchen/diner having plenty of wall and base mounted units with complementary Granite work surfaces over, incorporating sink and drainer with mixer tap, integrated double oven, induction hob, fitted extractor fan, integrated fridge and freezer, second sink with mixer tap, uPVC

double glazed windows to the side and rear, uPVC double glazed French doors leading to the rear garden. Door leading into the garage.

First Floor Landing

Loft access which is boarded and has lighting and solar panel transformer. Gas central heating radiator and access to all four bedrooms and house bathroom.

Bedroom One

17' 2" into recess x 14' 10" into recess (5.23m into recess x 4.52m into recess)

A fabulous sized master bedroom having uPVC double glazed windows to the front and rear, gas central heating radiator and access into the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, vanity unit with his and hers sinks, chrome heated towel rail, fully tiled walls to all visible areas, uPVC double glazed window to the front.

Bedroom Two

12' 11" x 10' 7" (3.94m x 3.23m)

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

Bedroom Three

11' 8" x 8' 8" plus wardrobe (3.56m x 2.64m plus wardrobe)

uPVC double glazed window to the front, gas central heating radiator and fitted wardrobes and cupboards.

Bedroom Four

9' 8" x 8' (2.95m x 2.44m)

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





Family Bathroom

A four piece bathroom suite comprising of a Jacuzzi bath, low level flush WC, wash hand basin with vanity unit, shower cubicle, gas central heating radiator, fully tiled walls to all visible areas and uPVC double glazed window to the front.

Double Garage

Electric door, power and lighting, base cupboards with a sink and drainer with mixer tap, space for washing machine and tumble dryer, gas central heating boiler, car charging point, single glazed wooden window to the side and door leading into the kitchen/diner.

Exterior

Driveway to the front, leading to the double garage, lawn area to the front and to the rear is a lawned garden with patio and pond area and having fence boundaries, a perfect space for the whole family to enjoy. The property is fitted with solar panels that are owned by the current owner.



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welcome to

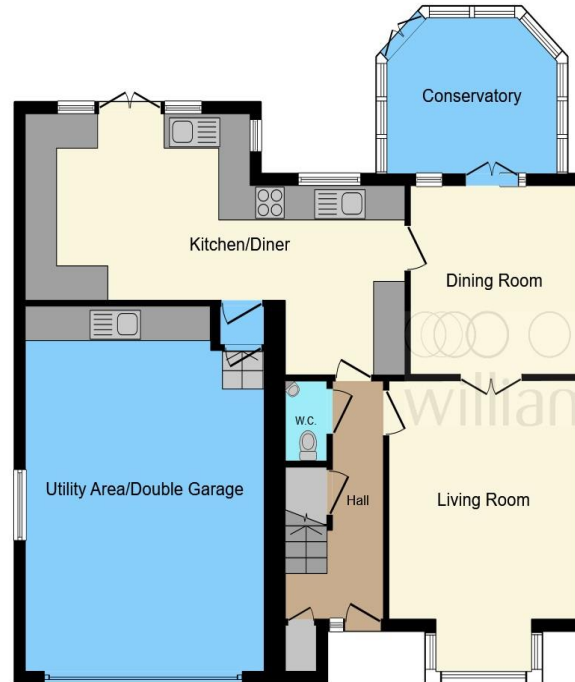
Hill Top Lane, Tingley Wakefield

- Executive four bedroom detached family home
- Double garage
- Two reception rooms & conservatory
- Fantastic sized kitchen/diner
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: B

offers in the region of

£475,000



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:
MLY109912 - 0004

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 **william h brown**



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk