



Westerton Road, Tingley Wakefield WF3 1AW

welcome to

Westerton Road, Tingley Wakefield

FOUR bedroom DETACHED FAMILY HOME, RECENTLY DECORATED throughout, DOWNSTAIRS WC, TWO RECEPTION ROOMS, CONSERVATORY, MODERN FITTED KITCHEN with UTILITY ROOM, hidden ENSUITE to master bedroom and FAMILY BATHROOM. DRIVEWAY, GARAGE and a WELL MAINTAINED REAR GARDEN.

Entrance Hall

Composite door to the front, stairs leading to the first floor landing and access into the dining room, downstairs WC, living room and kitchen.

Downstairs Wc

Having a low level flush WC, wash hand basin, extractor fan.

Dining Room

11' 7" x 11' 7" (3.53m x 3.53m)

uPVC double glazed window to the front, gas central heating radiator, newly fitted carpet and French doors leading through to the living room.

Living Room

17' 6" x 11' 7" (5.33m x 3.53m)

uPVC double glazed Patio doors leading into the conservatory, feature fire, newly fitted carpet.

Conservatory

12' 4" x 10' 8" (3.76m x 3.25m)

A good sized space with uPVC double glazed windows, fan light, patio doors leading into the living room and uPVC double glazed French doors leading out to the rear garden, a great space for the summer months.

Kitchen

9' 8" x 17' 5" (2.95m x 5.31m)

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated double oven, fridge freezer and dishwasher, gas central heating radiator, uPVC double glazed window to the rear, Composite door to the rear and access into the utility room.

Utility Room

6' 1" x 9' 8" (1.85m x 2.95m)

Wall and base units with work surfaces over, space for washing machine and tumble dryer, gas central heating boiler, door leading into the garage.

First Floor Landing

Storage cupboard, gas central heating radiator and access to all bedrooms and family bathroom.

Bedroom One

12' 5" plus wardrobe x 9' 7" plus wardrobe (3.78m plus wardrobe x 2.92m plus wardrobe)

uPVC double glazed window to the rear with built-in blind, gas central heating radiator, newly fitted carpet, fitted wardrobes to two sides with sliding doors and providing access through to the ensuite, a great hidden feature.

Ensuite

A modern fitted suite comprising of double shower cubicle, low level flush WC, wash hand basin with vanity unit, shaver point, black heated towel rail, spotlights, fully tiled walls to all visible areas, uPVC double glazed window to the side.

Bedroom Two

12' 8" x 10' 3" (3.86m x 3.12m)

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

Bedroom Three

12' 8" x 9' 5" plus recess (3.86m x 2.87m plus recess)

uPVC double glazed window to the rear, gas central heating radiator,

Bedroom Four

9' 9" MAX x 11' 8" MAX (2.97m MAX x 3.56m MAX)

uPVC double glazed window to the front, fitted



wardrobes and gas central heating radiator.

Family Bathroom

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

Exterior

Block paved driveway to the front, allowing parking for multiple cars and access to the garage. Pathway to the side of the property leading to the good sized lawned rear garden having fence and hedge boundaries and a paved patio area with small wall boundary, a perfect space for all the family to enjoy.



view this property online williamhbrown.co.uk/Property/MLY108565



welcome to

Westerton Road, Tingley Wakefield

- Four bedroom detached family home
- Two reception rooms
- Conservatory & Utility room
- Ensuite to master bedroom
- Lawned rear garden

Tenure: Freehold EPC Rating: C

offers over

£450,000



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.

view this property online williamhbrown.co.uk/Property/MLY108565



Property Ref:
MLY108565 - 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