



**Westerton Road, Tingley Wakefield WF3 1AW**

**welcome to**

## **Westerton Road, Tingley Wakefield**

A FABULOUS FOUR bedroom DETACHED FAMILY HOME, NO ONWARD CHAIN, 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.



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## Westerton Road, Tingley Wakefield

- Four bedroom detached family home
- No onward chain
- Conservatory & Utility room
- Two reception rooms
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£425,000**



Ground Floor



First Floor

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