



**Dewsbury Road, Tingley Wakefield WF3 1LX**



**welcome to**

## **Dewsbury Road, Tingley Wakefield**

THREE bedroom SEMI DETACHED accommodation, NO ONWARD CHAIN, IN NEED OF SOME WORKS and MODERNISATION, LIVING ROOM, KITCHEN, REC ROOM/STORAGE, further storage space, BATHROOM and separate WC. ENCLOSED LAWNED REAR GARDEN.

### **Entrance Hall**

Composite double glazed door to the front, cupboard housing the meters, stairs leading to the first floor landing. Doors leading into the living room and reception/storage room.

### **Living Room**

11' 10" x 14' 6" ( 3.61m x 4.42m )  
uPVC single glazed (secondary glazing) window to the front, gas central heating radiator, fireplace. Door leading through to the kitchen.

### **Reception Room/Storage**

11' 2" x 6' 2" ( 3.40m x 1.88m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Kitchen**

8' 5" x 14' 6" into recess ( 2.57m x 4.42m into recess )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, space for washing machine, fridge/freezer, integrated oven, fitted extractor fan, gas central heating radiator, two uPVC double glazed windows to the rear. Door leading to the side entrance which has two useful storage cupboards and Composite double glazed door to the side of the property.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator. Access to all three bedrooms and house bathroom and separate WC.

### **Bedroom One**

10' 7" x 9' 8" MAX ( 3.23m x 2.95m MAX )  
Two uPVC double glazed windows to the front, fitted wardrobes and a gas central heating radiator.

### **Bedroom Two**

9' 9" x 9' 7" ( 2.97m x 2.92m )  
uPVC double glazed window to the rear, fitted storage and a gas central heating radiator.

### **Bedroom Three**

5' 7" x 7' 11" ( 1.70m x 2.41m )  
uPVC double glazed window to the front, gas central heating radiator, loft access.

### **House Bathroom**

Bath with taps and electric shower over, wash hand basin, storage cupboard, uPVC double glazed windows to the side and rear, gas central heating radiator.

### **Wc**

Low level flush WC, uPVC double glazed window to the side.

### **Exterior**

Garden space to the front, gated access leading to the rear of the property which is lawned and has wall boundaries.





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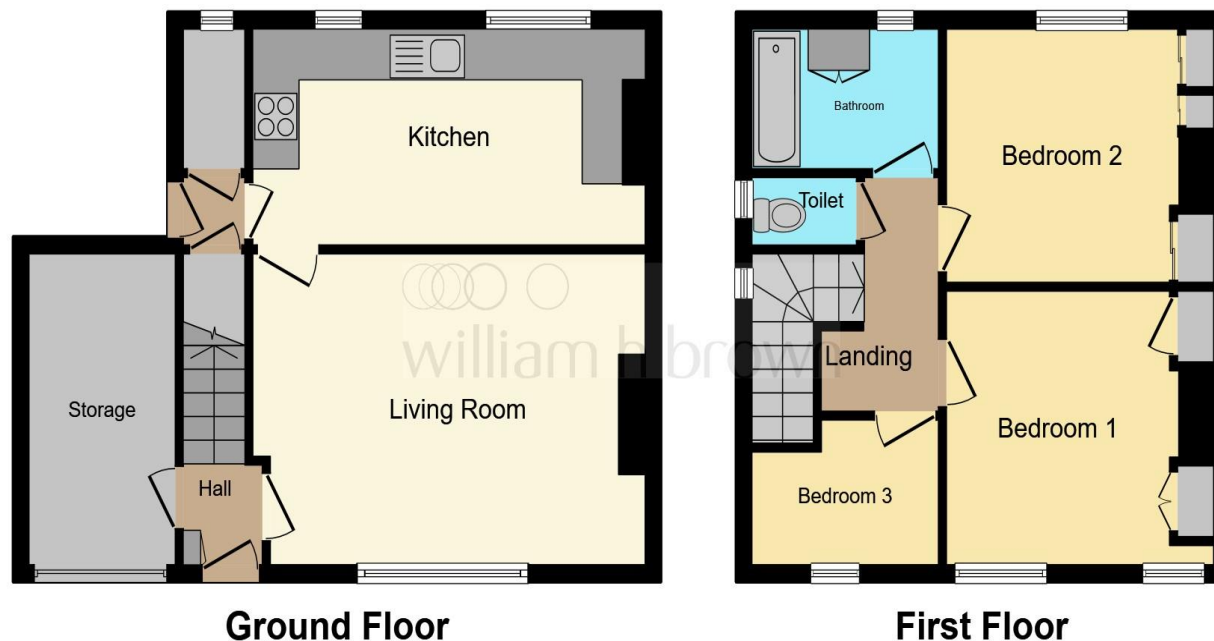
welcome to

## Dewsbury Road, Tingley Wakefield

- Three bedroom semi detached accommodation
- In need of some works and modernisation
- Good sized living room
- Reception room/storage room
- Enclosed lawned garden

Tenure: Freehold EPC Rating: E

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:  
MLY110256 - 0003

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