



**Scarborough Lane, Tingley Wakefield WF3 1BF**

**welcome to**

## **Scarborough Lane, Tingley Wakefield**

PERFECT FTB/YOUNG FAMILY HOME, situated in Tingley and having good access to motorway links, entrance porch, living room, kitchen, two first floor bedrooms and family bathroom, TWO PARKING SPACES to the front and LAWNED REAR GARDEN.

### **Entrance Porch**

uPVC double glazed door to the front, uPVC double glazed windows, door leading into the living room.

### **Living Room**

15' 2" x 12' 4" MAX ( 4.62m x 3.76m MAX )  
uPVC double glazed windows to the front and side, stairs leading to the first floor landing with understairs storage cupboard, gas central heating radiator, door leading through to the kitchen.

### **Kitchen**

8' 7" x 12' 4" MAX ( 2.62m x 3.76m MAX )  
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, electric oven with induction hob and fitted extractor fan, space for fridge freezer and washing machine, gas central heating radiator, uPVC double glazed window and uPVC double glazed French doors to the rear.

### **First Floor Landing**

uPVC double glazed window to the side. Access to both bedrooms and the house bathroom.

### **Bedroom One**

11' 1" MAX x 12' 4" MAX ( 3.38m MAX x 3.76m MAX )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Two**

6' 6" MAX x 12' 4" MAX ( 1.98m MAX x 3.76m MAX )  
uPVC double glazed window to the front, gas central heating radiator, storage cupboard housing the gas central heating boiler.

### **House Bathroom**

A three piece bathroom suite comprising of bath

with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, loft access.

### **Exterior**

Parking space to the front and lawned gardens to the side and rear with a decked area and fence boundaries.





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## Scarborough Lane, Tingley Wakefield

- Two bedroom semi detached accommodation
- Well presented throughout
- Lawned rear garden
- Parking spaces to the front
- Perfect FTB property

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£200,000**



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](http://www.focalagent.com)

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Property Ref:  
MLY110339 - 0002

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