



Scarborough Street, Tingley Wakefield WF3 1JT

welcome to

Scarborough Street, Tingley Wakefield

Fabulous family home having a wealth of ground floor space with a LIVING ROOM, KITCHEN, DINING ROOM, great sized CONSERVATORY and a DOWNSTAIRS WC, three first floor bedrooms and the family shower room. PARKING to the front and a DRIVEWAY, GARAGE and GARDEN to the rear.

Downstairs Wc

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

Living Room

16' 3" x 11' 4" (4.95m x 3.45m)

uPVC double glazed windows to the front and rear, two gas central heating radiators, stairs leading to the first floor landing. Door leading through to the kitchen.

Reception/Dining Room

11' 3" x 12' 3" (3.43m x 3.73m)

Two uPVC double glazed windows to the rear, gas central heating radiator. Door leading into the kitchen and French doors leading into the conservatory.

Kitchen

16' 11" into recess x 10' 10" (5.16m into recess x 3.30m)

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, Range cooker, space for washing machine, integrated fridge/freezer, gas central heating radiator, understairs storage cupboard, uPVC double glazed window to the front. Doors leading into the dining room and living room.

Conservatory

10' 6" plus recess x 14' 6" (3.20m plus recess x 4.42m)

uPVC double glazed door to the side, uPVC double glazed windows, uPVC double glazed French doors to the rear and French doors leading into the dining room, gas central heating radiator.

First Floor Landing

uPVC double glazed window to the rear, airing cupboard, housing the gas central heating boiler.

Loft access and access into all three bedrooms and the family bathroom.

Bedroom One

9' 9" into recess x 11' 4" (2.97m into recess x 3.45m)

uPVC double glazed windows to the front and side, fitted wardrobe, gas central heating radiator.

Bedroom Two

9' 9" into recess x 10' 11" (2.97m into recess x 3.33m)

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

Bedroom Three

6' 10" x 6' 10" (2.08m x 2.08m)

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

Family Shower Room

Having a walk-in shower, low level flush WC, wash hand basin, fully tiled walls to all visible areas, chrome heated towel rail, uPVC double glazed window to the rear.

Loft Space

Having a pull down ladder and part boarded.

Exterior

Two parking spaces to the front of the property, a rockery and grass area and to the rear is a driveway with single garage and garden having a decked and patio area, artificial grass, garden shed and greenhouse, with fence and wall boundaries.





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welcome to

Scarborough Street, Tingley Wakefield

- Three bedroom link detached accommodation
- Two reception rooms
- Good sized conservatory
- Shower room
- Driveway, garage and garden to the rear

Tenure: Freehold EPC Rating: C

offers over

£289,500



Ground Floor



First Floor

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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MLY110380 - 0005

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