



**Ryedale Way, Tingley Wakefield WF3 1AL**

**welcome to**

## **Ryedale Way, Tingley Wakefield**

Discover your dream home, a unique FOUR bedroom DETACHED family home with a perfect combination of modern elegance and classic charm. Situated in the beautiful location of Tingley, this home offers everything a family could desire and benefits from a separate outbuilding currently used as a salon.

### **Entrance**

Composite door to the front leading into the living room.

### **Living Room**

12' 7" plus recess x 16' 4" ( 3.84m plus recess x 4.98m )  
A spacious living room with uPVC double glazed windows to the front and side, electric fire with surround and hearth, gas central heating radiator and door leading through to the kitchen/diner.

### **Kitchen/Diner**

13' 5" x 22' 10" plus cupboards ( 4.09m x 6.96m plus cupboards )  
The kitchen is finished with an attractive range of wall & base units as well as a central island and accompanying appliances, including double oven, induction hob, slim line dishwasher and sink and drainer with a Quooker tap. Having space for either a dining table or seating area this is a perfect space for all the family to enjoy/entertain with a multi-fuel burner set within the chimney breast and Aluminium sliding doors leading out to the perfect well maintained paved rear garden. Stairs leading to the first floor landing.

### **Utility Room**

8' 8" x 3' 2" ( 2.64m x 0.97m )  
Accessed from the rear of the property with a Composite double glazed door and having space for a washing machine and tumble dryer, gas central heating radiator and uPVC double glazed window to the side.

### **Bedroom Three**

16' 9" x 7' 10" ( 5.11m x 2.39m )  
On the ground floor to the front elevation of the property having a uPVC double glazed window to the front, gas central heating radiator and access to

the ensuite and downstairs WC and kitchen/diner.

### **Ensuite**

A modern suite comprising of shower cubicle, low level flush WC, wash hand basin, heated towel rail, fully tiled walls and floor to all visible areas, uPVC double glazed window to the side.

### **First Floor Landing**

Access to three bedrooms and the family bathroom.

### **Master Bedroom**

10' 3" x 14' 4" ( 3.12m x 4.37m )  
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator and access into the ensuite.

### **Ensuite**

A fabulous ensuite with a walk-in shower, low level flush WC, wash hand basin, heated towel rail, tiled walls and floor to all visible areas and a uPVC double glazed window to the side.

### **Bedroom Two**

13' 7" x 10' 2" ( 4.14m x 3.10m )  
uPVC double glazed window to the front, fitted wardrobes and a gas central heating radiator. Access to a storage cupboard.

### **Bedroom Four**

9' 1" x 11' 2" into recess ( 2.77m x 3.40m into recess )  
uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

### **Family Bathroom**

A luxurious and spacious family bathroom having a double shower cubicle, part tiled walls, Jacuzzi bath, low level flush WC, his and her wash hand basins fitted within an array of cupboards and drawers and



fitted mirror and spotlights, uPVC double glazed window to the rear.



### **Exterior**

Driveway to the front and side with electric gates, decorative garden area to the front, further shared driveway to the left hand side with parking space to the bottom of the drive. Separate outbuilding to the rear which is currently used as a salon. The rear garden is a fabulous area with porcelain tiles, enclosed allowing privacy to entertain and enjoy the summer months with family and friends.

### **Outbuilding**

Split into three rooms with a reception area to the front, a salon to the rear and a further treatment room to the side with access to a WC.

### **Reception Area**

6' 5" x 9' 4" ( 1.96m x 2.84m )

Having uPVC double glazed French doors to the front, gas central heating radiator and access into the salon and treatment room.

### **Salon**

9' 10" x 9' 5" ( 3.00m x 2.87m )

uPVC double glazed window to the rear and front, wash hand basin.

### **Treatment Room**

13' 6" x 6' 1" ( 4.11m x 1.85m )

Two uPVC double glazed windows to the side and access to the WC.



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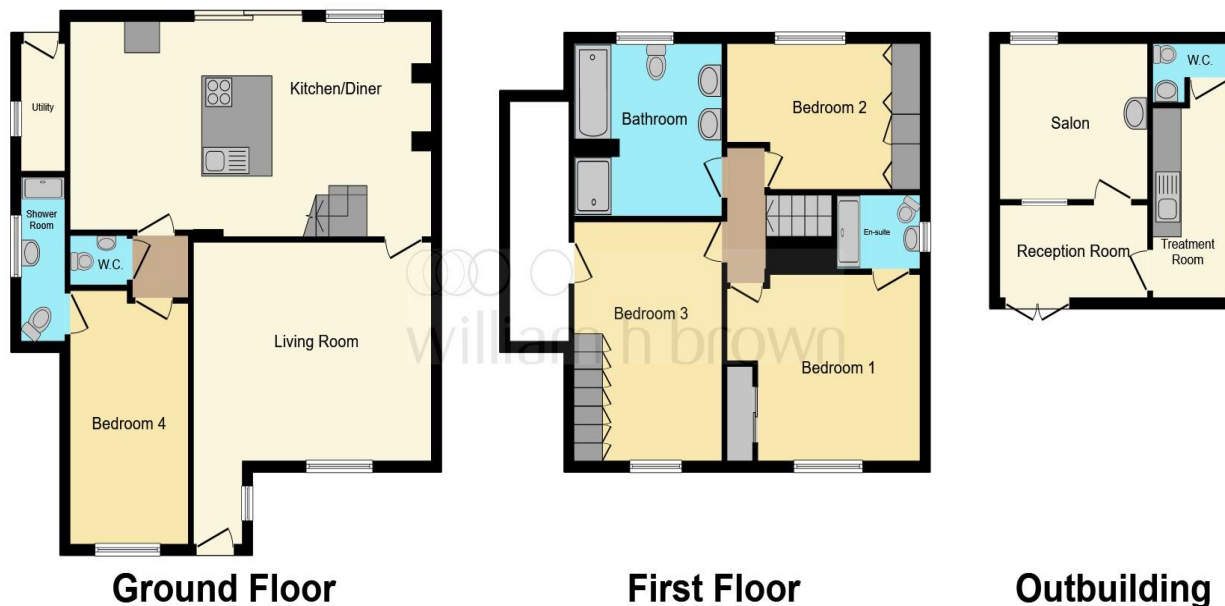
## Ryedale Way, Tingley Wakefield

- Fabulous four bedroom detached family home
- Separate outbuilding currently used as a salon
- Fantastic open plan kitchen/diner
- Two ensuites and family bathroom
- Utility room and downstairs WC

Tenure: Freehold EPC Rating: C

offers in the region of

**£499,950**



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