



Smithy Lane, Tingley Wakefield WF3 1QG

welcome to

Smithy Lane, Tingley Wakefield

FABULOUS THREE bedroom DETACHED BUNGALOW situated in a sought after residential area, having a fantastic OPEN PLAN KITCHEN/DINER, spacious LIVING ROOM, THREE bedrooms, HOUSE BATHROOM, TWO DRIVEWAYS, GARAGE used for storage and a. EXTENSIVE WELL PRESENTED LAWNED REAR GARDEN with PATIO.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, access to all rooms.

Living Room

14' 5" x 14' 5" (4.39m x 4.39m)

A great sized living room with uPVC double glazed window to the front, uPVC double glazed sliding patio doors leading out to the patio area and French doors leading into the hallway.

Open Plan Kitchen/Diner

25' 1" x 13' 4" (7.65m x 4.06m)

A fabulous open plan kitchen/diner situated to the rear of the property with French doors leading out to the rear garden, having plenty of natural light this is a perfect space for the whole family to gather and entertain friends. Having a fully fitted kitchen with a range of wall and base mounted units, incorporating sink and drainer with mixer tap, integrated double oven and dishwasher, fitted induction hob and extractor fan, space for a washing machine and tumble dryer, gas central heating radiator. Dining area having spotlights, Velux windows, uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

Bedroom One

12' 11" into bay x 11' 6" (3.94m into bay x 3.51m)

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

Bedroom Two

11' 8" into recess x 13' 11" (3.56m into recess x 4.24m)

uPVC double glazed window to the side, gas central heating radiator and loft access.

Bedroom Three

9' 10" x 13' 11" (3.00m x 4.24m)

uPVC double glazed window to the front, gas central heating radiator, two storage cupboards and a further cupboard housing the Vaillant gas central heating combi boiler, which was installed in December 2023 and has extended warranty cover.

Bathroom

A three piece bathroom suite comprising of a bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, part tiled walls, uPVC double glazed window to the rear.

Loft Space

Fully boarded, accessed via a pull down ladder and has lighting, perfect space for ample storage.

Exterior

Two driveways allowing plenty of off road parking, lawned garden to the front with fence and wall boundaries and to the rear is a well presented lawned garden with an Indian sandstone patio area, (vendor informed the garden area is approximately 1/4 of an acre) a fabulous space for all the family to enjoy, having fence and hedge boundaries. Garage to the rear ideal for storage and has power, electric and lighting. The current vendors have had planning approved for a single storey rear extension and development for an outbuilding/garage for multi use, for more information please call the agent.





view this property online williamhbrown.co.uk/Property/MLY110569



welcome to

Smithy Lane, Tingley Wakefield

- Fabulous detached three bedroom bungalow
- Modern and well presented throughout
- Fantastic open plan kitchen/diner
- Ample off road parking
- Extensive lawned and patio garden to the rear (approx 1/4 acre)

Tenure: Freehold EPC Rating: C

£375,000



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

view this property online williamhbrown.co.uk/Property/MLY110569



Property Ref:
MLY110569 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk