



**Bradford Road, Tingley Wakefield WF3 1QN**

**welcome to**

## **Bradford Road, Tingley Wakefield**

A fabulous SIZED HOME set over THREE FLOORS with a KITCHEN/DINER, DOWNSTAIRS WC, spacious LIVING ROOM, FOUR BEDROOMS, HOUSE BATHROOM, INTEGRAL GARAGE, EV CHARGER and ENCLOSED REAR GARDEN. Situated in a popular residential area and having easy access to motorway links.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, uPVC double glazed window to the front.

### **Kitchen/Diner**

16' 4" MAX x 19' 1" ( 4.98m MAX x 5.82m )

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 an oven, fitted extractor fan, space for a washing machine and dishwasher, gas central heating radiator, understairs storage cupboard, uPVC double glazed window to the rear and dining area having uPVC double glazed French doors to the rear. Door leading into the garage.

### **First Floor Landing**

uPVC double glazed window to the front, cupboard housing the gas central heating boiler. Access to bedroom three and the living room.

### **Living Room**

16' x 19' 2" into recess ( 4.88m x 5.84m into recess )

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

### **Bedroom Three**

6' 10" x 12' 3" ( 2.08m x 3.73m )

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

### **Second Floor Landing**

Loft access which is part boarded and has lighting. Access to bedrooms one, two and four and the

house bathroom.

### **Bedroom One**

11' 3" x 12' 4" ( 3.43m x 3.76m )

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

### **Bedroom Two**

11' 7" x 12' 5" ( 3.53m x 3.78m )

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

### **Bedroom Four**

7' 4" x 9' 4" ( 2.24m x 2.84m )

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

### **House Bathroom**

A modern house bathroom comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, storage cupboard, uPVC double glazed window to the front.

### **Integral Garage**

With up and over door and door leading into the garage.

### **Exterior**

Enclosed garden to the rear with paved area leading to artificial lawned area with fence boundaries. Garage and EV charger.





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## Bradford Road, Tingley Wakefield

- Four bedroom mid terrace accommodation
- Set over three floors
- Good sized rooms
- Enclosed rear garden
- Integral garage

Tenure: Freehold EPC Rating: C

**£240,000**



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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william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)