



Blackgates Court, Tingley Wakefield WF3 1TH

welcome to

Blackgates Court, Tingley Wakefield

STUNNING FOUR bedroom DETACHED FAMILY HOME, situated in a popular residential location, FABULOUS OPEN PLAN KITCHEN/DINER, GOOD SIZED LIVING ROOM, CONSERVATORY and MASTER BEDROOM with Juliet Balcony and ENSUITE, DRIVEWAY, SINGLE GARAGE and ENCLOSED REAR GARDEN with a WOODEN PERGOLA.

Entrance Porch

Composite double glazed door to the front, uPVC double glazed window to the side and door leading into the kitchen/diner.

Dining Area

16' 3" plus bay x 14' 1" MAX (4.95m plus bay x 4.29m MAX)

uPVC double glazed bay window to the front, two gas central heating radiators, stairs leading to the first floor landing, door leading through to the living room and open access with the kitchen.

Kitchen Area

9' 3" x 14' (2.82m x 4.27m)

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 fridge freezer, washing machine, tumble dryer, dishwasher and space for a Range cooker, fitted extractor fan, integrated boiler, uPVC double glazed window to the rear and a uPVC double glazed door leading out to the rear.

Living Room

14' 5" x 13' 9" MAX (4.39m x 4.19m MAX)

uPVC double glazed window to the front, gas central heating radiator and uPVC double glazed French doors leading into the conservatory.

Conservatory

7' 11" x 8' 5" (2.41m x 2.57m)

uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Storage cupboard, loft access which is part boarded and access to all bedrooms and house bathroom.

Bedroom One

14' 7" MAX x 13' 8" MAX (4.45m MAX x 4.17m MAX)

Fabulous sized master bedroom with a double glazed Skylight, uPVC double glazed French doors with Juliet Balcony, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

A modern ensuite with a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Bedroom Two

12' 5" x 8' (3.78m x 2.44m)

uPVC double glazed window to the front, gas central heating radiator, built-in cupboard.

Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

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

Bedroom Four

9' 4" x 5' 10" (2.84m x 1.78m)

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

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, fully tiled walls to all visible areas, uPVC double glazed window to the rear.





Exterior

Driveway to the front leading to the single garage which has up and over door and power and lighting, fitted EV charging point. To the rear is a fantastic sized enclosed lawned garden with patio, decked and graveled areas with mature trees and shrubs and a fabulous wooden pergola, a perfect space for all the family to enjoy.



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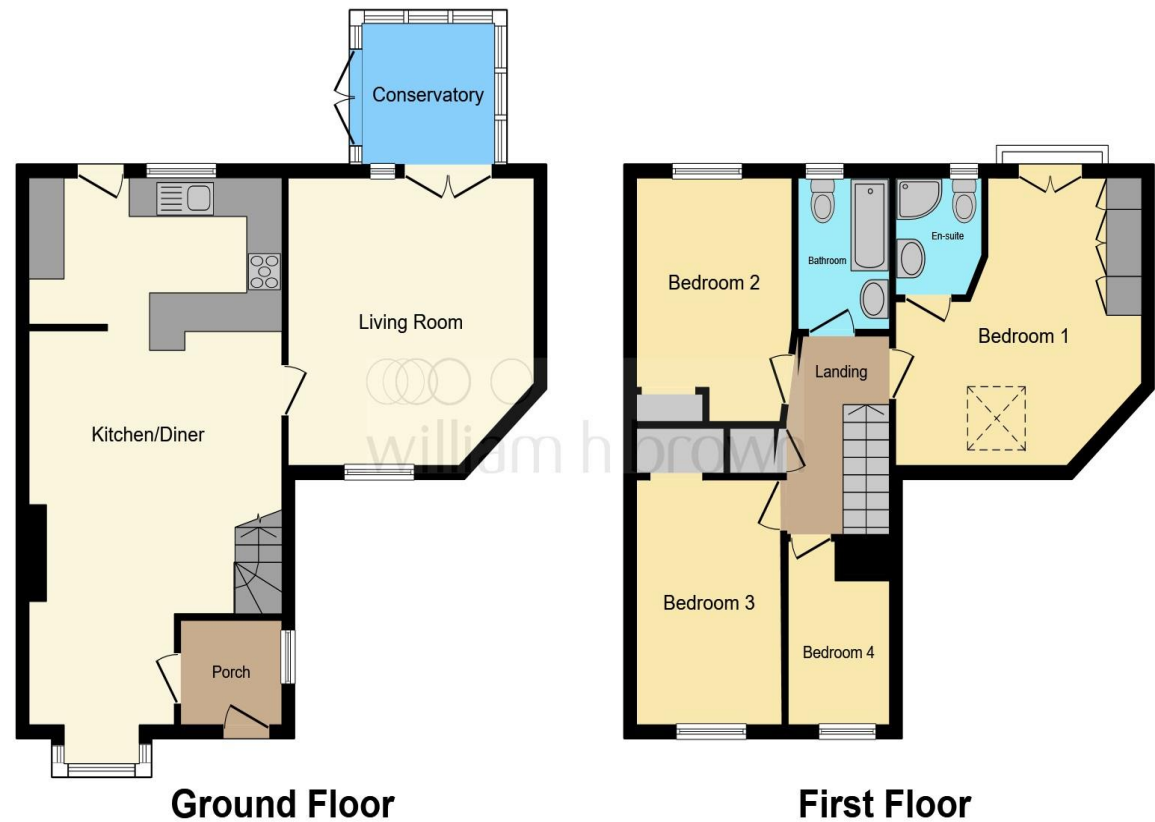
Blackgates Court, Tingley Wakefield

- Stunning four bedroom detached family home
- Fabulous enclosed rear garden
- Good sized master bedroom with ensuite
- Open plan kitchen/diner
- Driveway and single garage

Tenure: Freehold EPC Rating: C

offers over

£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

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