



Hesketh Lane, Tingley Wakefield WF3 1AS

welcome to

Hesketh Lane, Tingley Wakefield

FABULOUS FOUR bedroom DETACHED FAMILY HOME, set on a 1/4 acre of land and boasting OPEN PLAN LIVING KITCHEN/DAY ROOM, TWO STUNNING RECEPTION ROOMS, DOWNSTAIRS WC, SPACIOUS FAMILY BATHROOM, ENSUITE and DRESSING ROOM to master bedroom. DOUBLE GARAGE and GARDENS to front and rear.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing, French doors leading into the lounge and open access through to the kitchen/diner.

Lounge

14' 10" into bay x 13' 10" into recess (4.52m into bay x 4.22m into recess)

A tastefully decorated room with a uPVC double glazed bay window to the front with fitted blinds, gas central heating radiator, gas feature fire and French doors leading out to the hallway.

Living Room

18' into bay x 13' 10" into recess (5.49m into bay x 4.22m into recess)

uPVC double glazed bay window to the front with fitted blinds and a gas feature fire.

Living Kitchen/Day Room

26' 7" x 31' 11" plus recess (8.10m x 9.73m plus recess)

A fabulous open plan living kitchen having a fully fitted high quality kitchen with a range of wall units and integrated appliances and a breakfast island incorporating the sink and drainer and induction hob, cupboard housing the gas central heating boiler and space for a washing machine. Three column gas central heating radiators, Aluminium double glazed door and window to the rear and day room having Aluminium Bi-Folding doors to all three sides. Access to the downstairs WC.

Downstairs Wc

Having a low level flush WC, wash hand basin, fully tiled walls to all visible areas, uPVC double glazed window to the side.

First Floor Landing

With a glass banister, uPVC double glazed window to the front with fitted blinds, loft access which is part boarded and has power and lighting, two gas central heating radiators. Access to all four bedrooms and the house bathroom.

Bedroom One

15' 1" x 12' plus wardrobe (4.60m x 3.66m plus wardrobe)

uPVC double glazed window to the front with fitted blinds, gas central heating radiator, fitted wardrobe and access through to the dressing area and ensuite facilities.

Dressing Area

3' 10" x 5' 11" (1.17m x 1.80m)

Ensuite

A modern fitted ensuite comprising of a shower cubicle, low level flush WC, wash hand basin, fully tiled walls to all visible areas and uPVC double glazed window to the rear.

Bedroom Two

11' 9" x 12' plus wardrobe (3.58m x 3.66m plus wardrobe)

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

Bedroom Three

11' 2" x 9' 5" (3.40m x 2.87m)

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

Bedroom Four

11' 11" MAX x 8' 11" (3.63m MAX x 2.72m)

uPVC double glazed window to the rear with fitted blinds, fitted wardrobe, gas central heating radiator.





House Bathroom

A spacious bathroom having a four piece suite comprising of a Jacuzzi bath, shower cubicle, twin sinks with drawers, two column gas central heating radiators and a uPVC double glazed window to the rear with fitted blinds.

Exterior

Electric gates to the front leading to the spacious block paved driveway providing ample parking and seating area to the rear, lawned garden to the rear with a decked area and having fence and hedge boundaries, perfect space for all the family to enjoy.

Double Garage

Having Aluminium Bi-Folding doors to the front, power and lighting and a sink and drainer with mixer tap.



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welcome to

Hesketh Lane, Tingley Wakefield

- Exquisite four bedroom detached family home
- Amazing open plan living kitchen/day room
- Ensuite and dressing area to master bedroom
- Double garage with Bi-Fold doors
- Planning permission approved for rear extension

Tenure: Freehold EPC Rating: D

offers in the region of

£750,000



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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Property Ref:
MLY110501 - 0008

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william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk