



Redhill Avenue, Tingley Wakefield WF3 1HG

welcome to

Redhill Avenue, Tingley Wakefield

FABULOUS THREE bedroom SEMI DETACHED DORMER BUNGALOW, situated in TINGLEY, LIVING ROOM, DINING AREA, KITCHEN, GROUND FLOOR BATHROOM and BEDROOM ONE, two second floor bedrooms and storage space. DRIVEWAY, GARAGE and an easy to maintain PAVED REAR GARDEN,

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, door leading into the bathroom and open access through to the dining area.

Bathroom

A three piece bathroom suite comprising of bath with electric shower over, low level flush WC, wash hand basin, gas central heating radiator, fully tiled walls to all visible areas, uPVC double glazed windows to the side and front.

Dining Area

10' MAX x 10' 10" (3.05m MAX x 3.30m)
uPVC double glazed window to the side, gas central heating radiator, stairs leading to the first floor landing with understairs storage.

Living Room

15' 3" x 10' 10" (4.65m x 3.30m)
uPVC double glazed window to the front, gas central heating radiator and a log burner set in the chimney breast.

Kitchen

8' 3" x 10' 9" (2.51m x 3.28m)
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, integrated oven and microwave, gas hob, fitted extractor fan, space for a fridge freezer, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed door to the side.

Ground Floor Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m)
uPVC double glazed window to the rear, fitted wardrobes, gas central heating radiator.

Second Floor Landing

Access to bedrooms two and three and storage space within the eaves.

Bedroom Two

9' 11" plus wardrobe x 9' 6" (3.02m plus wardrobe x 2.90m)
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

Bedroom Three

8' 7" x 11' (2.62m x 3.35m)
uPVC double glazed window to the front, built-in storage cupboard, gas central heating radiator.

Exterior

Driveway to the side leading to the garage, lawned garden to the front and to the rear is an easy to maintain paved garden with a graveled area with fence and wall boundaries and having access to the garage via the side door.

Garage

Up and over door to the front, door to the side, power and lighting and to the rear is a utility area with a sink and drainer and space for a washing machine.





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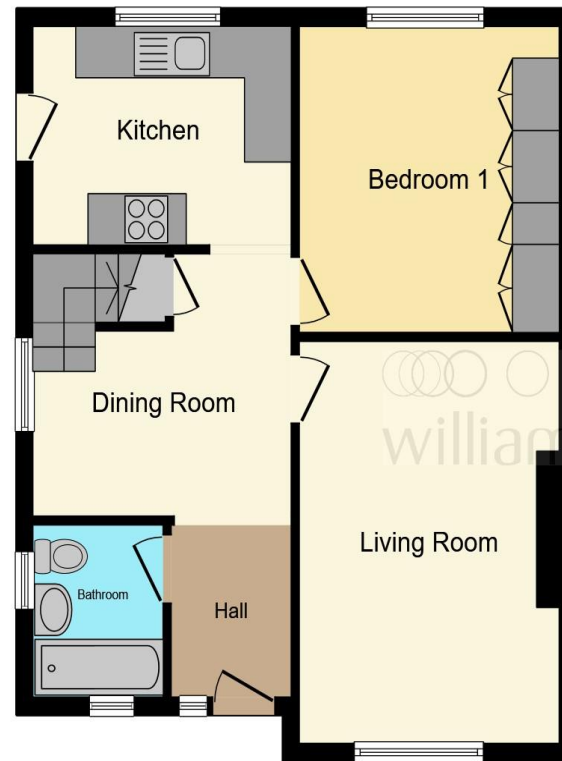
Redhill Avenue, Tingley Wakefield

- Three bedroom semi detached dormer bungalow
- Driveway and garage
- Living room and dining area
- Ground floor bedroom and bathroom
- Easy to maintain paved rear garden

Tenure: Freehold EPC Rating: D

offers over

£240,000



Ground Floor



First Floor

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:
MLY110905 - 0003

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