



The Croft, Tingley Wakefield WF3 1DX

welcome to

The Croft, Tingley Wakefield

A fabulous EXTENDED THREE bedroom SEMI DETACHED accommodation, PERFECT FTB/YOUNG FAMILY HOME having a LIVING ROOM, FITTED KITCHEN, DINING ROOM with PLAY ROOM/STUDY, HOUSE BATHROOM, DRIVEWAY, SINGLE GARAGE and GARDENS to both front and rear.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

13' 1" x 13' 5" (3.99m x 4.09m)

uPVC double glazed window to the front, gas central heating radiator, electric fire, French doors leading into the dining room.

Dining Room/Play Room/Study

18' 9" x 7' 6" (5.71m x 2.29m)

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

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge, space for a washing machine and dishwasher, gas central heating radiator, understairs storage cupboard, uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access which is boarded. Access to all three bedrooms and house bathroom.

Bedroom One

12' 7" x 8' (3.84m x 2.44m)

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

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

uPVC double glazed window to the rear, gas central heating radiator, built-in wardrobe and storage cupboard.

Bedroom Three

7' 6" x 6' 6" (2.29m x 1.98m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps, Besopke vanity unit with sink, low level flush WC, chrome heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior

Driveway to the side leading to the single garage, lawned garden to the front and to the rear is a lawned garden with flower beds and paved patio area with fence boundaries. Beautiful views looking out from the front of the property.





view this property online williamhbrown.co.uk/Property/MLY110993



welcome to

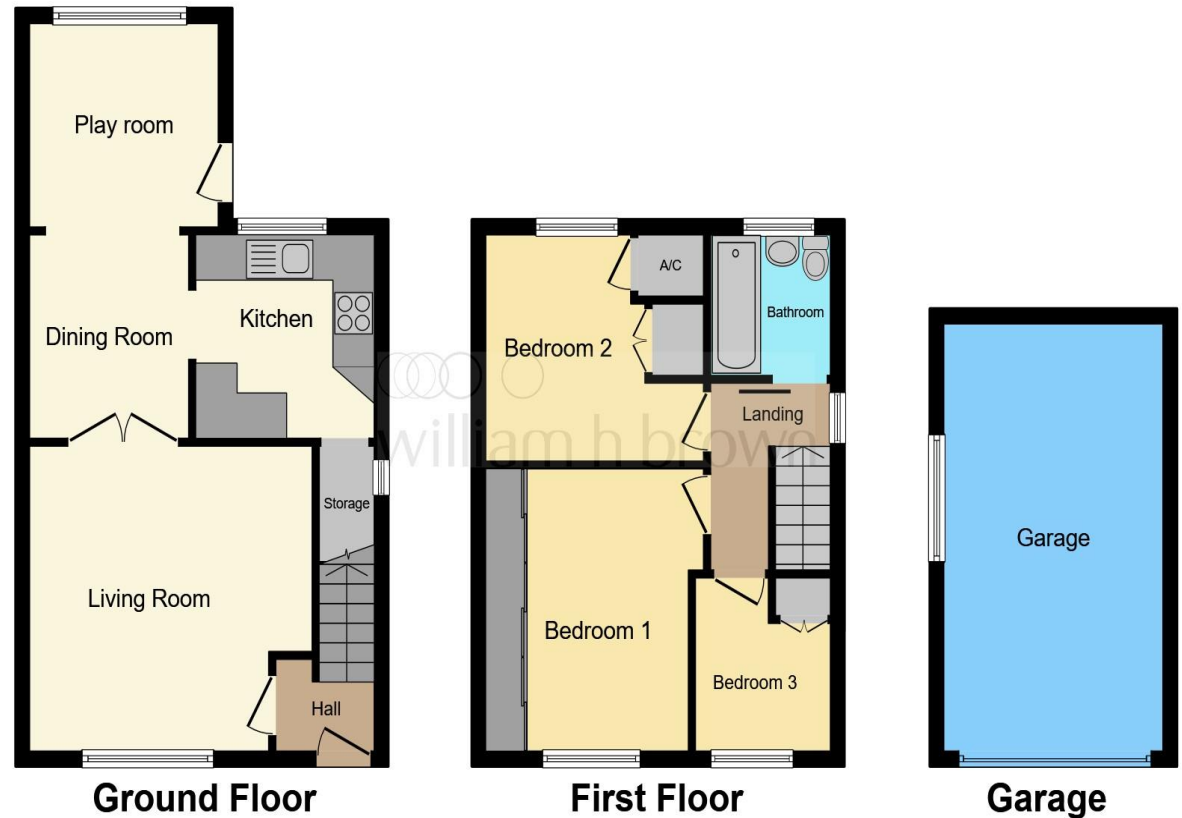
The Croft, Tingley Wakefield

- Extended three bedroom semi detached accommodation
- Extended dining room with play room/study
- Separate living room & kitchen
- Driveway and garage
- Gardens to front and rear

Tenure: Freehold EPC Rating: C

offers over

£250,000



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/MLY110993



Property Ref:
MLY110993 - 0007

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