



Leigh View, Tingley Wakefield WF3 1NJ

welcome to

Leigh View, Tingley Wakefield

WELL PRESENTED THREE bedroom SEMI DETACHED accommodation, PERFECT FAMILY HOME/FTB, TWO RECEPTION ROOMS, FITTED KITCHEN, CONSERVATORY, THREE BEDROOMS, HOUSE BATHROOM, EXTERNAL STORAGE SPACE and SIDE ENTRANCE. DRIVEWAY and GOOD SIZED LAWNED REAR GARDEN.

Entrance Porch

uPVC double glazed door to the front.

Entrance Hall

uPVC double glazed window to the front, Composite double glazed door, gas central heating radiator and stairs leading to the first floor landing with understairs storage. Access into the lounge and kitchen.

Lounge

12' 11" x 12' 11" into recess (3.94m x 3.94m into recess)
uPVC double glazed door leading into the conservatory, gas feature fire and gas central heating radiator. Door leading through to the dining room.

Dining Room

10' 1" x 10' 7" (3.07m x 3.23m)
uPVC double glazed window to the rear, gas central heating radiator.

Kitchen

8' 9" x 12' 8" (2.67m x 3.86m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with gas hob, integrated fridge freezer, gas central heating radiator, uPVC double glazed window to the front, pantry cupboard housing the gas central heating boiler. Access to the hallway, dining room and side entrance.

Utility Room

5' x 3' 2" (1.52m x 0.97m)
uPVC double glazed window to the front, space for a washing machine

Conservatory

8' 11" x 9' 8" (2.72m x 2.95m)
uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the front, storage cupboard, loft access and access to all three bedrooms and the house bathroom.

Bedroom One

10' 11" plus recess x 12' 11" into reess (3.33m plus recess x 3.94m into reess)
uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

Bedroom Two

10' 2" x 10' 7" (3.10m x 3.23m)
uPVC double glazed window to the rear, fitted storage and gas central heating radiator.

Bedroom Three

8' 3" x 9' 2" (2.51m x 2.79m)
uPVC double glazed window to the front, built-in storage cupboard.

House Bathroom

A four piece bathroom suite comprising of shower cubicle, wash hand basin, low level flush WC, part tiled walls, heated towel rail, uPVC double glazed windows to the front and side.

Side Entrance

uPVC double glazed door to the side, access to a WC and door leading into the kitchen.





Exterior

Gated access leading to the driveway providing off street parking, lawned area to the front with fence and hedge boundaries and to the rear is a good sized lawned garden with paved patio area, having hedge boundaries.

Storage Space

Door to the side, perfect space for storage, no internal access.



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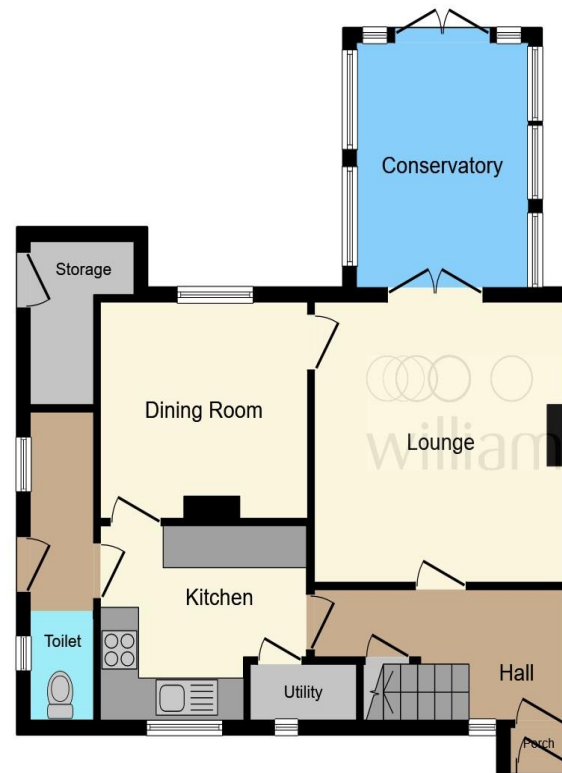
Leigh View, Tingley Wakefield

- Three bedroom semi detached accommodation
- Well presented throughout
- Two reception rooms
- Conservatory
- Good sized lawned rear garden

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£210,000



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:
MLY110620 - 0004

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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