



Heatherdale Road, Tingley Wakefield WF3 1NE

welcome to

Heatherdale Road, Tingley Wakefield

A PERFECT FTB/FAMILY HOME, situated in Tingley, NO ONWARD CHAIN, LIVING ROOM, KITCHEN/DINER, CONSERVATORY, THREE BEDROOMS, HOUSE BATHROOM, DRIVEWAY, GARAGE and an EASY TO MAINTAIN REAR GARDEN. Good access to motorway links.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the lounge.

Lounge

15' 7" x 13' 6" MAX (4.75m x 4.11m MAX)

uPVC double glazed window to the front, two gas central heating radiators and door leading through to the kitchen/diner.

Kitchen/Diner

8' 9" x 13' 6" (2.67m x 4.11m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven with gas hob, space for a washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed sliding doors leading through to the conservatory.

Conservatory

6' 1" x 11' 10" (1.85m x 3.61m)

uPVC double glazed windows, gas central heating radiator and door leading out to the rear garden.

First Floor Landing

Loft access which has pull down ladder and boarded out. Access to all three bedrooms and the house bathroom.

Bedroom One

8' 9" x 11' 5" MAX (2.67m x 3.48m MAX)

Two uPVC double glazed windows to the front, gas central heating radiator, built-in wardrobe.

Bedroom Two

10' 6" x 7' 6" (3.20m x 2.29m)

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

Bedroom Three

7' 7" x 5' 10" (2.31m x 1.78m)

uPVC double glazed window to the rear, 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, uPVC double glazed window.

Exterior

Driveway to the side, graveled area to the front, garage to the rear and an easy to maintain lawned and paved enclosed garden to the rear.





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welcome to

Heatherdale Road, Tingley Wakefield

- Three bedroom semi detached accommodation
- Perfect FTB/Family home
- NO onward chain
- Kitchen/diner & Conservatory
- Easy to maintain rear garden

Tenure: Freehold EPC Rating: D

£245,000



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:
MLY111017 - 0002

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