



**Rein Road, Tingley Wakefield WF3 1JB**

**welcome to**

## **Rein Road, Tingley Wakefield**

FABULOUS EXTENDED FOUR bedroom SEMI DETACHED, ideally located near Woodkirk Academy and having everything needed for Morden day living, with TWO RECEPTION ROOMS, KITCHEN & UTILITY, CONSERVATORY, ENSUITE facilities and FAMILY BATHROOM. SPACIOUS DRIVEWAY, GARAGE, LAWNED REAR GARDEN with OUTBUILDING.

### **Entrance Hall**

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

### **Downstairs Wc**

Having a low level flush WC, wash hand basin.

### **Living Room**

13' 5" x 11' 1" ( 4.09m x 3.38m )

Two gas central heating radiators, glass patio doors leading through to the reception room and conservatory.

### **Reception Room**

14' 3" into bay x 11' 1" ( 4.34m into bay x 3.38m )

uPVC double glazed window, two gas central heating radiators and a gas fire.

### **Kitchen**

8' 10" x 13' 3" ( 2.69m x 4.04m )

Having a modern fitted kitchen with a range of wall and base units with complementary Quartz work tops, incorporating sink and drainer with mixer tap, integrated eclectic oven, breakfast bar, wall mounted column radiator, uPVC double glazed window. Access through to the utility room and conservatory.

### **Utility Room**

8' 9" x 6' 3" ( 2.67m x 1.91m )

Base units with Quartz work tops, built-in dishwasher and fridge freezer, gas central heating radiator, uPVC double glazed window and door and access into the garage.

### **Conservatory**

12' 4" x 15' ( 3.76m x 4.57m )

Fabulous sized conservatory with uPVC double

glazed windows, aircon system, fitted flooring, spotlights and skylight window, a perfect bright and airy space.

### **First Floor Landing**

Split staircase, giving access to four bedrooms and the family bathroom and stairs leading to the loft room.

### **Bedroom One**

15' 5" x 9' 9" ( 4.70m x 2.97m )

uPVC double glazed window, gas central heating radiator, built-in wardrobes and access through to the ensuite.

### **Ensuite**

A great sized ensuite with Jacuzzi style corner bath, shower cubicle, low level flush WC, wash hand basin, tiled flooring, gas central heating radiator, uPVC double glazed window.

### **Bedroom Two**

14' 3" into bay x 9' 2" ( 4.34m into bay x 2.79m )

uPVC double glazed bay window, gas central heating radiator, fitted wardrobes.

### **Bedroom Three**

10' 3" to wardrobe x 11' 3" ( 3.12m to wardrobe x 3.43m )

uPVC double glazed window, gas central heating radiator, built-in wardrobe.

### **Bedroom Four**

6' 11" x 6' ( 2.11m x 1.83m )

uPVC double glazed window and gas central heating radiator.

### **House Bathroom**

A four piece bathroom suite comprising of a free standing bath with taps, shower cubicle, low level







flush WC, wash hand basin, tiled flooring, gas central heating radiator, uPVC double glazed window.

### **Loft Room**

15' 8" MAX x 21' 9" MAX ( 4.78m MAX x 6.63m MAX )  
Three Velux windows, fitted units with sink and space for a fridge.

### **Garage**

17' 8" x 14' 5" ( 5.38m x 4.39m )  
Roller door and having electrics, door leading through to the utility room.

### **Exterior**

Spacious driveway to the front, with a fitted Zappi electric car charger, providing ample off street parking and access to the garage and to the rear is a raised decked area, perfect for seating with a glass banister and steps leading to a lawned garden with further decked area and having a versatile outbuilding, currently used as a gym. Perfect enclosed garden space for all the family to enjoy. The property is fitted with solar panels.



### **Outbuilding**

12' 4" x 6' 10" ( 3.76m x 2.08m )  
uPVC double glazed window, versatile space which is currently used as a gym.



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## Rein Road, Tingley Wakefield

- OPEN HOUSE SAT 17th May 10.30 - 2pm
- Two reception rooms & Conservatory
- Ensuite to master bedroom
- Loft room with fitted kitchen
- Outbuilding currently used as a gym

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£425,000**



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](http://www.focalagent.com)

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