



Crabtree Way, Tingley Wakefield WF3 1TR

welcome to

Crabtree Way, Tingley Wakefield

FABULOUS THREE bedroom DETACHED accommodation, situated in a sought after residential location having OFF STREET PARKING, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, WELL MAINTAINED LAWNED REAR GARDEN with a SUMMER HOUSE.

Entrance Hall

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

Living Room

13' 1" x 12' 5" into recess (3.99m x 3.78m into recess)
uPVC double glazed window to the front, gas central heating radiator, gas feature fire and French doors leading into the kitchen/diner.

Kitchen/Diner

11' 10" x 14' 10" (3.61m x 4.52m)
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 washing machine and dishwasher, space for an oven and fridge freezer, fitted extractor fan, two gas central heating radiators, uPVC double glazed window to the rear, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the rear garden. Understairs storage cupboard.

First Floor Landing

uPVC double glazed window to the side, airing cupboard. Access to all three bedrooms and the house bathroom.

Bedroom One

8' 8" plus recess x 12' 11" plus wardrobe (2.64m plus recess x 3.94m plus wardrobe)
Two uPVC double glazed windows to the front, gas central heating radiator, fitted wardrobes and storage cupboard.

Bedroom Two

9' 4" x 7' 9" plus recess (2.84m x 2.36m plus recess)
uPVC double glazed window to the rear, gas central

heating radiator.

Bedroom Three

9' 4" x 6' 9" MAX (2.84m x 2.06m MAX)
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 with vanity unit, chrome heated towel rail, part tiled walls, uPVC double glazed window to the side.

Loft Space

Part boarded and houses the gas central heating boiler.

Exterior

Graveled area to the front, driveway providing off street parking and to the rear is a fabulous well maintained lawned garden with graveled area, a pond, summer house and having fence and wall boundaries.





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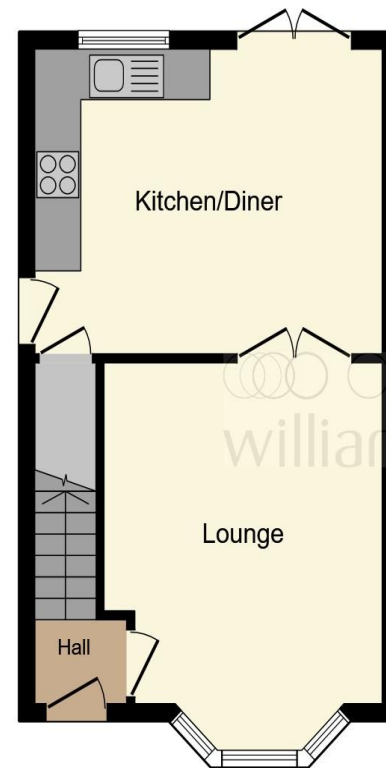
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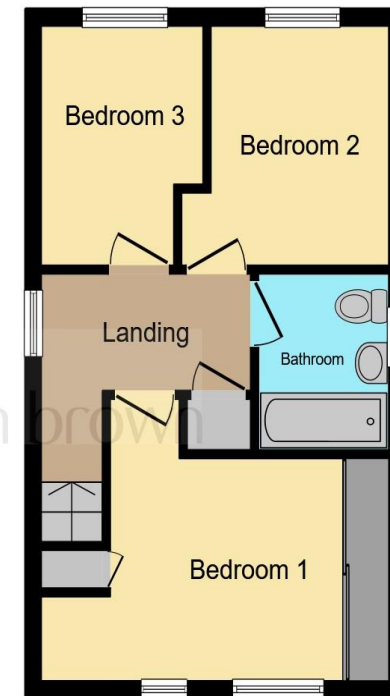
- Three bedroom detached accommodation
- Sought after residential location
- Fabulous lawned rear garden
- Kitchen/diner
- Good access to motorway links

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

offers over
£270,000



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:
MLY111132 - 0003

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