



Blackgates Lodge Bradford Road, Tingley Wakefield WF3 1SR

welcome to

Blackgates Lodge Bradford Road, Tingley Wakefield

WOW! LOOK NO FURTHER than this UNIQUE and INDIVIDUAL THREE bedroom DETACHED LODGE, offering fabulous space both inside and out and having been recently renovated throughout, this is a property not to be missed! The property benefits from a fitted alarm system with six CCTV cameras and Hive heating.

Entrance Porch

Composite double glazed door to the front, modern cast iron radiator, uPVC double glazed window and door leading into the living room.

Living Room

15' 7" x 14' 10" to fireplace (4.75m x 4.52m to fireplace)
Large uPVC double glazed bay windows to the front, modern cast iron radiator, multi-fuel burner set in the chimney breast. Door leading to the inner hallway and door leading through to the kitchen/diner.

Kitchen/Diner

27' 11" MAX x 21' 9" MAX (8.51m MAX x 6.63m MAX)
A fabulous sized open plan kitchen/diner, having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric double oven, gas hob, space for a fridge freezer and dishwasher, breakfast island, three modern cast iron radiators, large uPVC double glazed bay windows, Bi-Folding doors leading out to the side. Doors leading to the hallway and office/utility room.

Office/Utility

5' 11" x 11' (1.80m x 3.35m)
Fitted worktop with space for a washing machine, modern cast iron radiator, internal stain glassed window looking through to the hallway.

Hallway

Composite double glazed door to the side, skylight window, modern cast iron radiator. Access to bedroom three, boot room and kitchen/diner.

Inner Hallway

Access to bedrooms one and two and stairs leading to the basement.

Bedroom One

10' 1" x 13' 8" (3.07m x 4.17m)
uPVC double glazed window to the side, gas central heating radiator, fitted wardrobes and drawers and access to the ensuite.

Ensuite

A fabulous traditional style four piece ensuite comprising of walk-in shower, low level flush WC, twin wash hand basin, tiled walls, decorative tiled flooring, heated towel rail, double glazed window.

Bedroom Two

10' 3" x 12' (3.12m x 3.66m)
uPVC double glazed window, gas central heating radiator, fitted wardrobe and access to the ensuite.

Ensuite

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, two storage cupboards, tiled walls, uPVC double glazed window.

Bedroom Three

11' 6" x 13' 5" (3.51m x 4.09m)
uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

Ensuite

A three piece suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls.

Outbuilding

16' 3" x 9' 3" (4.95m x 2.82m)
Electric door and having lighting. Perfect space for storage.





Exterior

Private driveway leading to the side and rear of the property, lawned area to the front with a pathway, paved area to the side and to the rear is a paved courtyard perfect for summer months and entertaining and a lawned area, with open views overlooking the fields. The property benefits from a fitted alarm system with six CCTV cameras and a Hive heating system.



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welcome to

Blackgates Lodge Bradford Road, Tingley Wakefield

- Unique and individual detached lodge
- Three bedrooms all with ensuite facilities
- Fabulous open plan kitchen/diner
- Utility and snug/sun room
- Private driveway, lawned and paved gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£475,000



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:
MLY111110 - 0004

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