



Redhill Crescent, Tingley Wakefield WF3 1HQ

welcome to

Redhill Crescent, Tingley Wakefield

A MODERN and WELL PRESENTED DETACHED HOME which has been FULLY RENOVATED THROUGHOUT, FABULOUS ENTRANCE HALL which flows into the DINING AREA, MODERN FITTED KITCHEN with BREAKFAST BAR, SPACIOUS LIVING ROOM, GROUND FLOOR BEDROOM/STUDY and BATHROOM, TWO FIRST FLOOR BEDROOMS, ENSUITE to master bedroom.

Entrance Hall

Composite double glazed door to the front, uPVC double glazed windows, two double glazed skylights, paneled feature wall, stairs leading to the first floor landing and open access into the dining area and kitchen.

Dining Area

10' 10" x 8' 1" (3.30m x 2.46m)
Gas central heating radiator.

Kitchen Area

10' 8" x 13' 1" (3.25m x 3.99m)
Has a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, integrated fridge freezer, dishwasher and double oven, fitted gas hob, extractor fan, breakfast island with fitted sink and drainer with mixer tap, uPVC double glazed French doors leading out to the rear garden.

Living Room

19' 3" into recess x 15' 4" (5.87m into recess x 4.67m)
Two uPVC double glazed windows, two gas central heating radiators, electric feature fire.

House Bathroom

A four piece modern bathroom comprising of shower cubicle, low level flush WC, wash hand basin, free standing bath with taps, fully tiled walls to all visible areas, chrome heated towel rail, uPVC double glazed window.

Bedroom Three/Study

10' 6" x 6' 6" (3.20m x 1.98m)
uPVC double glazed window to the side, paneled feature wall, gas central heating radiator.

First Floor Landing

Access to both bedrooms.

Bedroom One

12' 6" x 15' 5" (3.81m x 4.70m)
uPVC double glazed window to the side, gas central heating radiator, eaves storage and access into the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, heated towel rail, part tiled walls.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)
uPVC double glazed window to the side, gas central heating radiator, eaves storage.

Garage

Oversized single garage with up and over door and having power and lighting.





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welcome to

Redhill Crescent, Tingley Wakefield

- Fabulous three bedroom detached home
- Fully renovated throughout
- Driveway and garage
- Enclosed gardens
- Ensuite to master bedroom

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

offers in excess of
£365,000



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:
MLY111522 - 0002

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