



Syke Gardens, Tingley Wakefield WF3 1BJ

welcome to

Syke Gardens, Tingley Wakefield

THREE BEDROOM SEMI DETACHED accommodation, SPACIOUS LIVING/DINING ROOM, FITTED KITCHEN, HOUSE BATHROOM, DRIVEWAY providing off street parking, GARAGE currently used as an OFFICE, GARDENS to both front and rear.

Entrance Hall

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

Living/Dining Room

25' 3" x 10' 7" (7.70m x 3.23m)
uPVC double glazed window to the front, two gas central heating radiators, gas fire, understairs storage cupboard.

Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for appliances, uPVC double glazed window and uPVC double glazed door.

First Floor Landing

uPVC double glazed window, storage cupboard housing the gas central heating boiler, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and cupboards.

Bedroom Two

11' 1" x 8' 11" (3.38m x 2.72m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' 2" x 6' (2.79m x 1.83m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Driveway to the side leading to the garage, which is currently used as an office.

Office

15' 6" x 7' 10" (4.72m x 2.39m)
Currently used as an office but could be converted back to a garage.





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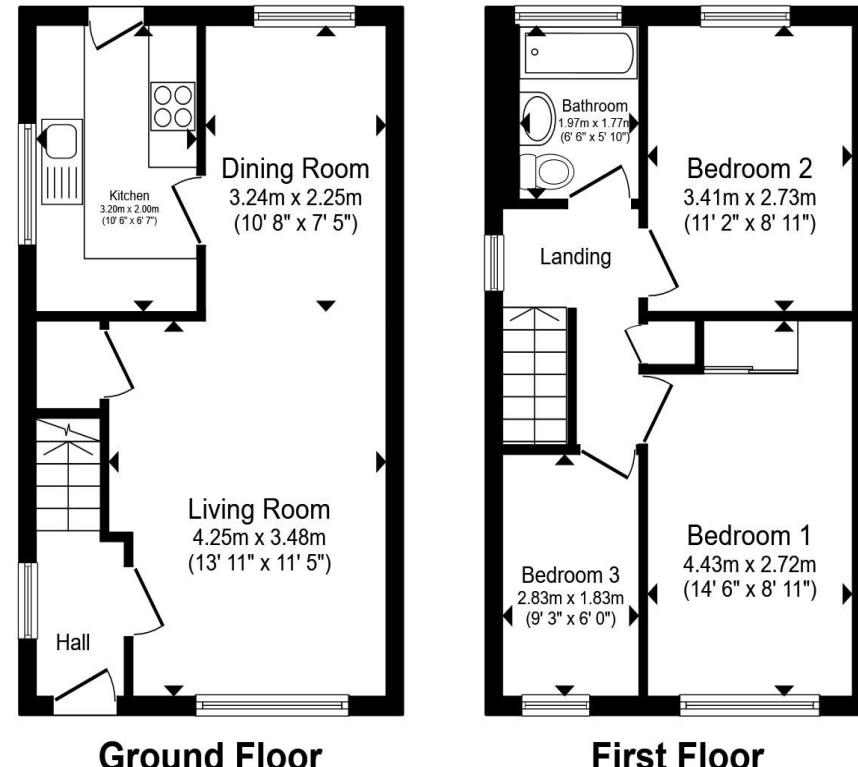
- Three bedroom semi detached
- Well presented throughout
- Living room/dining space
- Driveway and gardens
- Garage used as an office

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£250,000



Total floor area 66.0 m² (711 sq.ft.) approx

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.propertybox.io

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Property Ref:
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