



Batley Road, Tingley Wakefield WF3 1DU

welcome to

Batley Road, Tingley Wakefield

Full of character and rarely matched for charm, this stone-built four bedroom end terrace sits in the heart of the delightful village of West Ardsley, where a warm sense of community and a distinctly rural feel come as standard.

Living Room

Wooden door to the front, uPVC double glazed window to the front, two gas central heating radiators, open access into the dining area.

Dining Area

Gas central heating radiator, access to the basement cellar and open access to the living room and kitchen.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating a Belfast sink, integrated oven and hob, fridge and dishwasher, fitted extractor fan, space for a fridge freezer, tiled floor and two uPVC double glazed windows to the rear. Open access into the dining area and door leading into the utility room.

Utility Room

Double glazed door to the rear, base units with space for a washing machine and tumble dryer. Doors leading into the downstairs shower room and kitchen.

Shower Room

Shower cubicle, low level flush WC, wash hand basin, tiled floor.

First Floor Landing

Access to all four bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes, walk-in shower and wash hand basin.

Bedroom Two

Two uPVC double glazed windows to the rear, gas central heating radiator.

Bedroom Three

Two uPVC double glazed windows to the rear, gas central heating radiator.

Bedroom Four

Fitted wardrobes, stairs leading to mezzanine loft room with two Velux skylights and integrated feature platform bed.

House Bathroom

A three piece bathroom suite comprising of bath with Rainfall shower over, low level flush WC, stylish wash hand basin, heated towel rail, tiled floor and walls, uPVC double glazed window to the rear.

Basement Cellar

Cellar space, with coal room, offering excellent additional storage space, with power and lighting.

Exterior

Secure driveway providing ample off street parking with electric gates, artificial grass area with decking and access to the outdoor summer house.

Summer House

Bi-fold doors, slate floor with under floor heating, electric heater, built-in surround sound system, built-in countertop and cupboards with integrated fridge. A perfect space for entertaining or office space.





Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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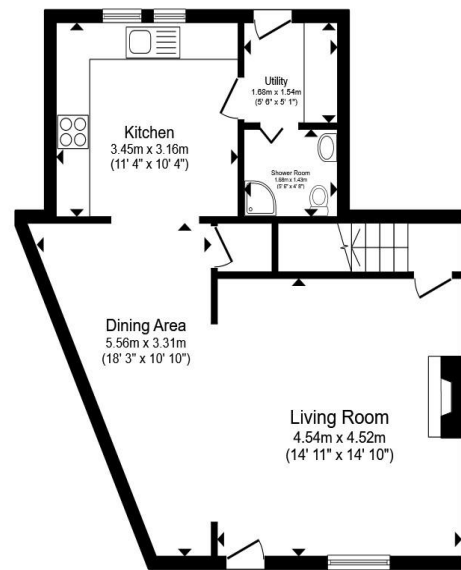
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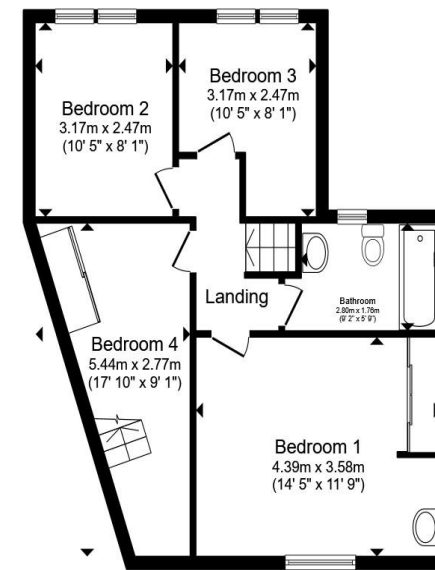
- Characterful stone-built four bedroom end terrace
- In the heart of the delightful village of West Ardsley
- Open-plan living and dining space with traditional detailing
- Principal bedroom with en-suite shower
- Summer house with bi-fold doors, underfloor heating and surround sound system

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

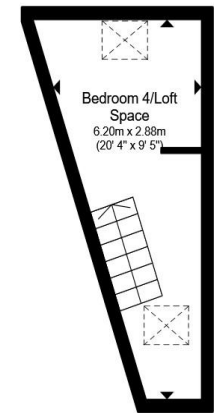
offers over
£400,000



Ground Floor



First Floor



Second Floor

Total floor area 116.2 m² (1,251 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:
MLY112263 - 0005

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