



£185,000

TENURE : FREEHOLD

Bradford Road , Tingley, WF3

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three well-proportioned bedrooms

Integrated kitchen appliances

Bright dual-aspect living room

New double-glazed windows (installed late 2023)

Modern kitchen/breakfast room with central island

Solar panels helping to reduce energy costs

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are delighted to present this beautifully presented three-bedroom home, offering spacious and well-planned accommodation throughout. Highlights include a bright dual-aspect living room, a modern kitchen/breakfast room with central island and integrated appliances, and a generous rear garden with outbuilding. Further benefits include new double-glazed windows installed in late 2023, solar panels providing reduced energy costs, off-road parking, and a versatile layout ideal for modern family living. An internal viewing is highly recommended.

Living Room

Measurements: 15' 11" x 12' 0" (4.86m x 3.66m)

A bright and welcoming dual-aspect living space, enjoying UPVC double-glazed windows to both the front and rear. Modern spot lighting enhances the airy feel, while two stylish column radiators plus an additional central heating radiator ensure year-round comfort. Finished with sleek laminate flooring, this is an ideal room for both relaxing and entertaining.

Kitchen / Breakfast Room

Measurements: 15' 11" x 12' 3" (4.86m x 3.73m)

A spacious and well-designed kitchen/breakfast room that truly forms the heart of the home. Cream-fronted wall and base units are complemented by granite work surfaces and matching upstands. Integrated appliances include a fridge/freezer, oven, microwave, dishwasher, and ceramic hob with canopy extractor. A UPVC window to the front and double doors to the rear flood the room with natural light, while the central island provides breakfast seating and useful drawer storage. Finished with spot lighting and laminate flooring.

Under-Stairs Utility Cupboard

A practical and discreet utility area housing plumbing for a washing machine, a wall-mounted combination boiler, power supply, and lighting.

Landing

Featuring a UPVC double-glazed window to the rear, column-style radiator, and laminate flooring. Provides access to all three bedrooms, the house bathroom, a useful storage cupboard, and the loft.

Bedroom One

Measurements: 10' 11" x 10' 10" (3.32m x 3.31m)

A well-proportioned principal bedroom with two UPVC double-glazed windows to the front, twin central heating radiators, and fitted wardrobes offering ample hanging and shelving space.

Bedroom Two

Measurements: 12' 4" x 8' 10" (3.75m x 2.68m)

A bright and comfortable double bedroom with decorative coving, UPVC double-glazed window to the front, central heating radiator, and laminate flooring.

Bedroom Three

Measurements: 9' 1" x 6' 11" (2.76m x 2.11m)

A versatile third bedroom with coving, UPVC double-glazed window to the rear, and central heating radiator—ideal for use as a home office, nursery, or guest room.

Bathroom

Measurements: 8' 10" x 4' 8" (2.68m x 1.42m)

A contemporary three-piece bathroom suite comprising a panelled bath with chrome mixer tap and thermostatic waterfall shower with handheld attachment, pedestal wash basin, and WC. Finished with part-tiled walls, fully tiled flooring, chrome ladder-style radiator, and a frosted UPVC double-glazed window.

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Outside

Front: Gravelled driveway (accessed via a shared entrance), with a paved pathway and low-maintenance slate-chipped frontage.

Rear: A generous lawned garden with a paved seating area ideal for outdoor dining, plus a detached outbuilding—perfect for storage or, subject to imagination, a home office or garden bar.

Additional Features

New UPVC double-glazed windows installed at the end of 2023.

Energy Efficiency

The property benefits from solar panels installed under a government-backed scheme. While not owned outright, they contribute to reduced electricity costs during daylight hours when energy is generated and used—helping to lower overall running costs.

EPC Rating: D66

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements - Shared Drive

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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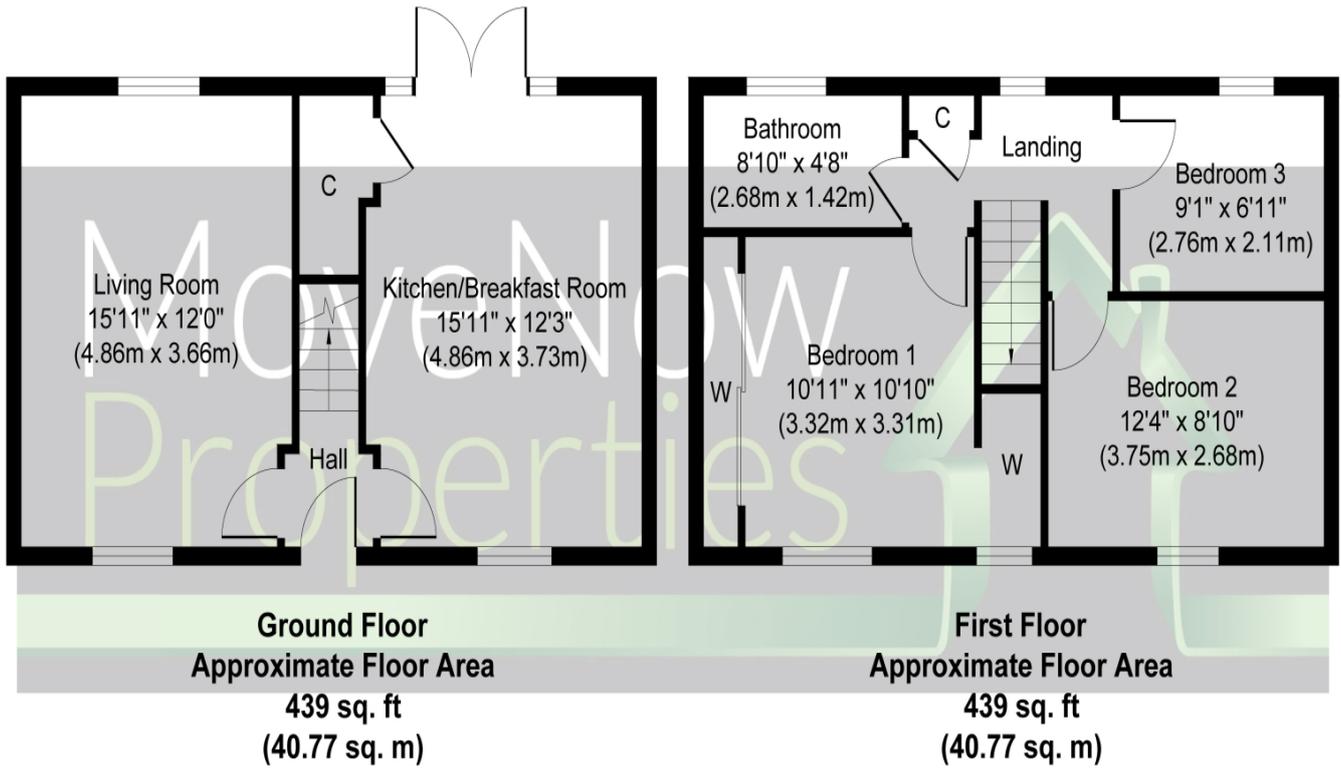
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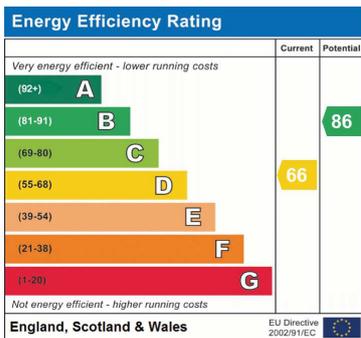






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address: Tingley, WF3

