Scarborough Lane,Tingley Wakefield WF3 1BF

william h brown

welcome to

Scarborough Lane, Tingley Wakefield

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME with NO ONWARD CHAIN, TWO RECEPTION ROOMS, STUDY, DOWNSTAIRS WC, KITCHEN/DINER, HOUSE BATHROOM, TWO ENSUITES, DRIVEWAY and an ENCLOSED REAR GARDEN. Good access to motorway links and good schools.

Entrance Porch
Composite door to the front, door leading into the living room and door to the downstairs WC.

Downstairs Wc
Low level flush WC, wash hand basin, tiled walls and floor, double glazed window to the front.

Living Room
uPVC double glazed windows to the front and side, two gas central heating radiators, electric fire, stairs leading to the first floor landing and door leading through to the kitchen/diner.

Kitchen/Diner
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, induction hob, fitted extractor fan, integrated oven, microwave and dishwasher, space for fridge freezer, uPVC double glazed window to the rear, sliding doors leading into the sitting/dining room.

Sitting/Dining Room
uPVC double glazed windows to the rear and side, two double glazed skylights, gas central heating radiator, washing machine included, panelled walls and double glazed French doors leading out to the rear garden.

Study
uPVC double glazed window to the front, gas central heating radiator, space for a tumble dryer and loft access.

First Floor Landing
uPVC double glazed window to the side. Stairs leading to the second floor.

Bedroom One
uPVC double glazed window to the front, gas central heating radiator, sliding door leading into the ensuite.

Ensuite
Shower cubicle, low level flush WC, wash hand basin, tiled walls, heated towel rail, uPVC double glazed window to the front.

Bedroom Three
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom
A three piece bathroom suite comprising of a bath with electric shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

Second Floor Bedroom Two
uPVC double glazed window to the rear, gas central heating radiator, loft access and access into the ensuite.

Ensuite
Walk-in shower, low level flush WC, wash hand basin, double glazed skylight. Door leading to the eaves storage and access to the gas central heating boiler.

Exterior
Driveway and paved area to the front and to the rear is an enclosed garden with a paved area, decked area with seating and further artificial grass area, perfect space for entertaining and for all the family to enjoy. Storage shed.

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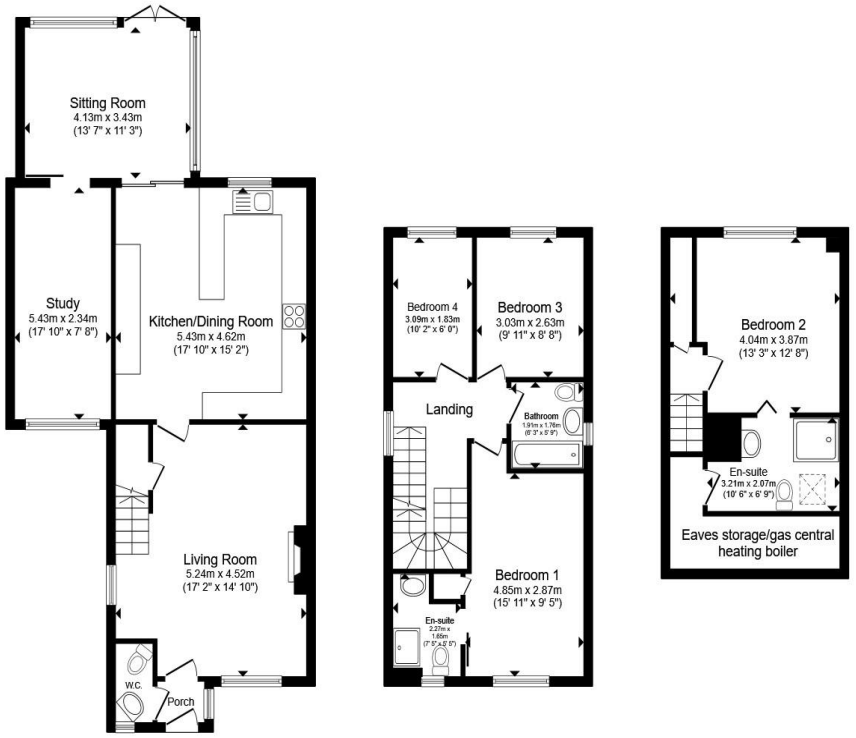
Scarborough Lane, Tingley Wakefield

- Fabulous four bedroom detached family home
- Two reception rooms & study
- Downstairs WC & Two Ensuites
- Driveway to the front
- Enclosed garden to the rear

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

£350,000



Ground Floor **First Floor** **Second Floor**

Total floor area 147.5 m² (1,588 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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The Property Ombudsman

Property Ref:
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