

# HUNTERS<sup>®</sup>

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## Old Heybeck Lane

Tingley, Wakefield, WF3 1DW

Offers Over £450,000



Old Heybeck Lane, located in the Tingley area of Wakefield (WF3 1DW), is part of a historic setting featuring properties with roots dating back potentially as far as the 14th century. This remarkable bungalow sits in an excellent position on this semi-rural lane, offering a fantastic outlook to the front of the property over the surrounding fields and countryside. A fabulous garden provides well-kept lawns running to the side. Sure to appeal to a discerning buyer, the home is generously proportioned both inside and out, being positioned within manicured gardens and land at the side and benefitting from fabulous verdant views to the front. The property features a bright conservatory, well-proportioned living and dining areas, a fitted kitchen, two double bedrooms with built-in storage, and an accessible wet room. This property is ideal for buyers seeking space, privacy, and potential to modernise to their own taste. Viewing is essential to fully appreciate the potential and generous plot on offer. Externally, also to the front, there are two garages and ample space to park multiple vehicles. Situated in a tucked-away location, a high degree of privacy is afforded by gated access and mature boundary hedging. The property is ideally located for access into Leeds City Centre and further afield via the nearby M1 and M62. Perfect for buyers looking for a home within easy reach of Hill Top Primary School and Woodkirk Secondary Academy.



**CONSERVATORY 9'4" x 14'9" (2.86m x 4.51m)**  
 Bright rear conservatory with tiled flooring and surrounding windows allowing plenty of natural light. French doors provide direct access to the side of the garden, creating a pleasant additional reception or seating area.

**KITCHEN 12'6" x 10'2" (3.83m x 3.11m)**  
 Spacious fitted kitchen with a range of wall and base units providing ample storage and worktop space. Features include a gas hob, extractor, integrated oven, and space for appliances, with access through to the conservatory and dining room.

**DINING ROOM 12'5" x 12'5" (3.80m x 3.81)**  
 Spacious dining room with French doors providing natural light and pleasant views of the outside space. Offers ample space for a family dining table and furniture, with access through to the kitchen. The room also contains a wall mounted gas fire and coving to ceiling.

**LOUNGE 16'8" x 12'7" (5.09m x 3.84m)**  
 Spacious lounge with large window and patio doors allowing plenty of natural light alongside the fitted wall lights. Ample space for multiple seating arrangements and furniture. The stove fireplace with a gas fire creates a focal point and provides heating.

**BEDROOM 1 13'4" x 8'9" (4.08m x 2.69m)**  
 Double bedroom with fitted wardrobes providing excellent storage. Large window allows plenty of natural light, with space for a double bed and additional furniture. The room also features a gas radiator and coving to ceiling

**BEDROOM 2 10'5" x 12'5" (3.18m x 3.79m)**  
 Second double bedroom with fitted wardrobes offering useful storage. Window provides natural light, with space for a double bed and bedroom furniture. The room also features a gas radiator and coving to ceiling

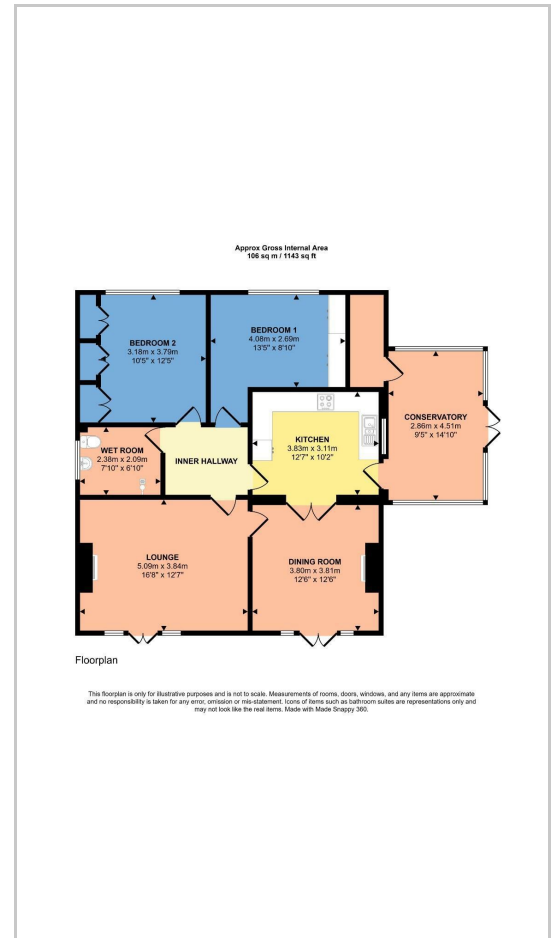
**WET ROOM 7'9" x 6'10" (2.38 x 2.09)**  
 Fully tiled wet room with walk-in shower area, WC, and wash basin. Practical layout with window for ventilation and natural light. The room also features a small gas radiator and coving to ceiling

**OUTSIDE**  
 Occupying a generous plot of approximately under an acre, the property benefits from extensive outdoor space including lawned gardens and far-reaching views and the front and side of the property. A large driveway provides ample off-street parking for multiple vehicles, while the gardens offer plenty of space for outdoor seating, gardening, or future potential. The land at the side of the property would be ideal to build another house or a large outbuilding on.

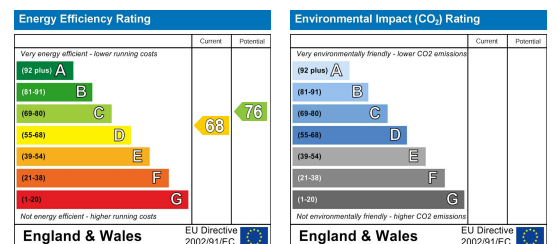
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.