



Woollin Avenue, Tingley Wakefield WF3 1EX

welcome to

Woollin Avenue, Tingley Wakefield

FABULOUS WELL PRESENTED THREE bedroom SEMI DETACHED home with an ADDITIONAL LOFT ROOM, SPACIOUS LIVING ROOM, MODERN FITTED KITCHEN with breakfast bar, three first floor bedrooms, MODERN FITTED BATHROOM, DRIVEWAY providing ample off street parking and LAWNED REAR GARDEN.

Entrance Hall

Door to the front, stairs leading to the first floor landing, door leading into the living room and open access through to the kitchen.

Living Room

uPVC double glazed window to the front and rear, gas fire, gas central heating radiator.

Kitchen

Having a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, fitted extractor fan, space for washing machine and fridge, tiled floor, gas central heating radiator, breakfast bar, uPVC double glazed door to the rear.

First Floor Landing

Gas central heating radiator. Access to all three bedrooms and the house bathroom and stairs leading to the second floor landing.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the side, gas central heating radiator, storage cupboard.

Bedroom Three

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

House Bathroom

A modern three piece suite comprising of bath with shower over, low level flush WC, wash hand basin vanity unit, tiled walls and floor, heated towel rail,

uPVC double glazed window to the rear.

Second Floor Loft Room

uPVC double glazed window to the rear, electric heater, storage cupboard.

Exterior

Driveway to the front providing ample off street parking with fence and hedge boundaries and to the rear is a lawned garden with paved area.





view this property online williamhbrown.co.uk/Property/MLY111848



welcome to

Woollin Avenue, Tingley Wakefield

- Three bedroom semi detached accommodation
- Additional loft room
- Modern and well presented throughout
- Ready to move into
- Driveway providing ample parking

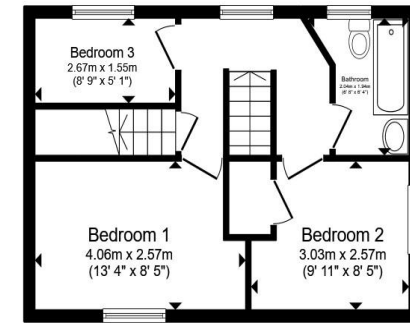
Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

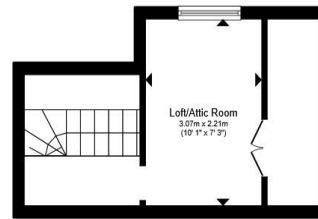
£240,000



Ground Floor



First Floor



Second Floor

Total floor area 84.2 m² (907 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



view this property online williamhbrown.co.uk/Property/MLY111848



Property Ref:
MLY111848 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk