



**Windsor Oval, Tingley Wakefield WF3 1WD**

**welcome to**

## **Windsor Oval, Tingley Wakefield**

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME, NO ONWARD CHAIN, WELL PRESENTED throughout, DOWNSTAIRS WC, TWO RECEPTION ROOMS, SPACIOUS KITCHEN/DINER, ENSUITE to master bedroom and HOUSE BATHROOM. SPACIOUS DRIVEWAY, INTEGRAL GARAGE and LAWNED rear GARDEN.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator.

### **Living Room**

19' 4" into bay x 11' 8" ( 5.89m into bay x 3.56m )  
uPVC double glazed bay window to the front, gas fire, two gas central heating radiators.

### **Dining Room**

13' 3" x 9' 1" ( 4.04m x 2.77m )  
uPVC double glazed patio doors to the rear, gas central heating radiator.

### **Kitchen/Diner**

9' 11" x 17' 4" ( 3.02m x 5.28m )  
A spacious kitchen/diner having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a fridge freezer, gas central heating radiator, two uPVC double glazed windows to the rear.

### **Utility Room**

5' 3" x 7' 7" ( 1.60m x 2.31m )  
Base units with a sink and drainer, space for a washing machine, gas central heating radiator, wooden door to the side.

### **First Floor Landing**

uPVC double glazed window to the side, storage cupboard, loft access.

### **Bedroom One**

13' x 10' ( 3.96m x 3.05m )  
uPVC double glazed window to the front and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin with vanity unit, gas central heating radiator, uPVC double glazed window to the side.

### **Bedroom Two**

11' 6" x 9' 2" ( 3.51m x 2.79m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

8' 1" MAX x 8' 6" ( 2.46m MAX x 2.59m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Four**

9' 3" x 7' 9" ( 2.82m x 2.36m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled wall, chrome heated towel rail, uPVC double glazed window to the side.

### **Exterior**

Spacious driveway to the front leading to the integral garage, lawned area and to the rear is a good sized lawned garden with paved patio area and having a outside tap.

### **Integral Garage**

18' 11" x 8' 5" ( 5.77m x 2.57m )



With lighting.



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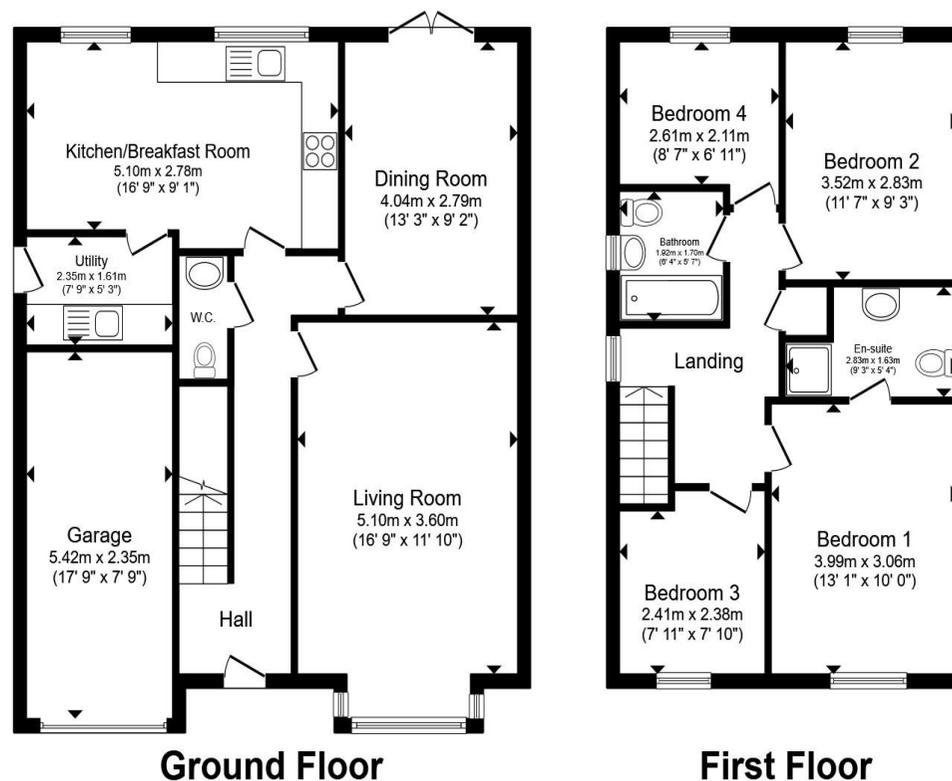
welcome to

## Windsor Oval, Tingley Wakefield

- Four bedroom detached family home
- No onward chain
- Well presented throughout
- Downstairs WC & Ensuite to master bedroom
- Enclosed lawned garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

offers over  
**£375,000**



Total floor area 129.6 m<sup>2</sup> (1,395 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](http://www.propertybox.io)



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