



**Salisbury Mews, Tingley WAKEFIELD WF3 1WA**

**welcome to**

## **Salisbury Mews, Tingley WAKEFIELD**

THREE BEDROOM END TOWN HOUSE, WELL PRESENTED THROUGHOUT, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, CONSERVATORY, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY to the front, ENCLOSED LAWNED GARDEN.

### **Entrance Porch**

Composite door to the front, access to the downstairs WC and living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Living Room**

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

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, integrated dishwasher, space for a fridge freezer and washing machine, breakfast bar, uPVC double glazed window to the rear, sliding patio doors leading into the conservatory.

### **Conservatory**

uPVC double glazed windows, uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Loft access, gas central heating radiator. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes, airing cupboard. Access into the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin, heated towel rail.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **House Bathroom**

A three piece suite comprising of a bath, low level flush WC, wash hand basin, part tiled walls, heated towel rail.

### **Exterior**

Driveway to the front and to the rear is an enclosed lawned garden with paved seating area, perfect space for the family to enjoy.





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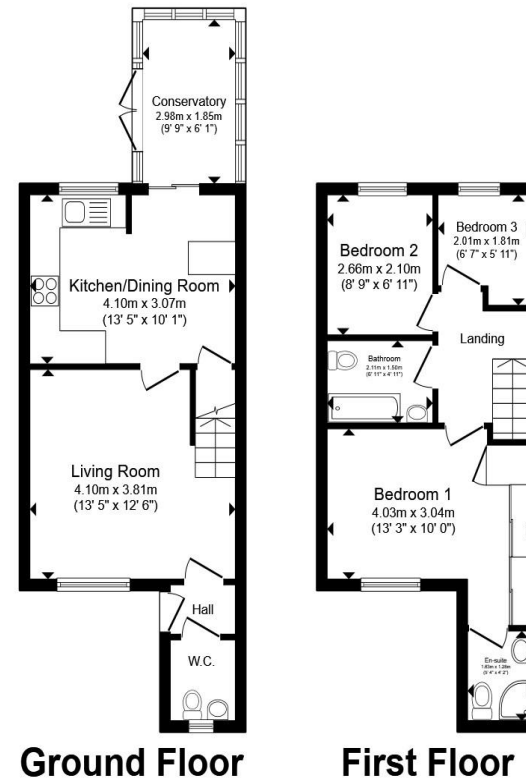
welcome to

## Salisbury Mews, Tingley WAKEFIELD

- Three bedroom end town house
- Well presented throughout
- Fabulous lawned garden
- Downstairs WC & Conservatory
- Driveway to the front

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

**£250,000**



Total floor area 69.8 m<sup>2</sup> (751 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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