



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.





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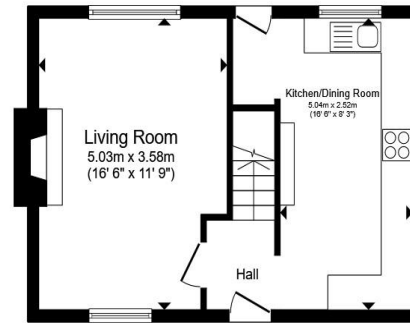
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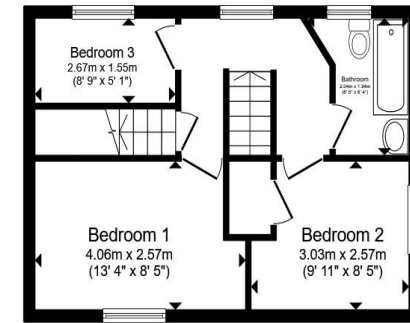
- Three bedroom semi detached accommodation
- Additional loft room
- Modern and well presented throughout
- Ready to move into
- Driveway providing ample parking

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

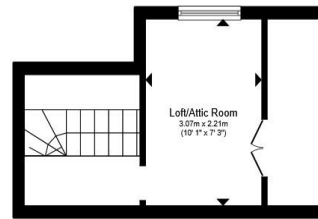
£235,000



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



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Property Ref:
MLY111848 - 0004

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