MONROE

SELLERS OF THE FINEST HOMES



11 SCHOOL STREET
WAKEFIELD

£165,000
FREEHOLD

We are pleased to present this impeccably presented one-bedroom mid-terraced property for sale, ideally located in the heart of Tingley. Featuring stylish, modern décor throughout, this charming home is perfect for first-time buyers, professionals or investors seeking a well-presented property in a convenient location.





• Immaculately presented one-bedroom mid-terraced home • Bright and welcoming lounge with working log burner • Modern shaker-style kitchen with integrated appliances • Spacious double bedroom with built-in wardrobes • Contemporary bathroom with overhead shower

An impeccably presented one-bedroom mid-terraced home, ideally situated in the heart of Tingley, offering stylish interiors, charming character features and convenient access to local amenities and transport links.

Beautifully presented throughout, this attractive home offers well-proportioned accommodation, combining modern finishes with traditional touches. The welcoming entrance hallway features tiled flooring and useful storage for coats and shoes, leading through to a bright and inviting lounge overlooking the front elevation. A large window allows natural light to fill the space, while the working log burner creates a cosy focal point, perfect for relaxing evenings.

To the rear, the kitchen is fitted with a range of modern shaker-style wall and base units, integrated appliances and a traditional Belfast sink, blending timeless style with everyday practicality.

Upstairs, the spacious principal bedroom benefits from a large front-facing window and built-in double wardrobes, providing excellent storage. The contemporary bathroom is finished with a clean white three-piece suite and overhead shower.

Externally, the property enjoys a convenient position within this popular residential area, making it an appealing choice for first-time buyers, professionals or investors alike. The property falls within Council Tax Band A and has an EPC rating of D.

Ideally positioned for local amenities and commuter links, Tingley offers a range of shops, cafés and everyday conveniences. The M62 and M1 motorway networks are within easy reach, providing access to Leeds, Wakefield and the wider region. The popular White Rose Shopping Centre is also nearby, offering an extensive selection of high-street retailers, restaurants and leisure facilities. Morley provides further shopping opportunities and a well-served train station, while Leeds City Centre is accessible by car or bus.

REASONS TO BUY

- Immaculately presented one-bedroom mid-terraced home
- Bright and welcoming lounge with working log burner
- Modern shaker-style kitchen with integrated appliances
- Spacious double bedroom with built-in wardrobes
- Contemporary bathroom with overhead shower
- Stylish décor and excellent presentation throughout
- Ideal first-time purchase or investment opportunity
- Convenient access to the M1 and M62 motorway networks
- Close to White Rose Shopping Centre and Morley amenities
- Council Tax Band A

ENVIRONS

Situated in the popular residential area of Tingley, the property offers an appealing balance of convenience and comfortable living. A range of local shops, cafés and amenities are close at hand, while nearby Morley provides a wider choice of shopping, dining and leisure facilities.

For commuters, the M1 and M62 motorway networks offer convenient connections to Leeds, Wakefield and beyond. The White Rose Shopping Centre is also within easy reach, providing a variety of retail, restaurant and entertainment options. Morley railway station offers further transport connections, making this a practical location for those travelling into Leeds and the





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surrounding areas.

LOCAL AUTHORITY

Leeds City Council

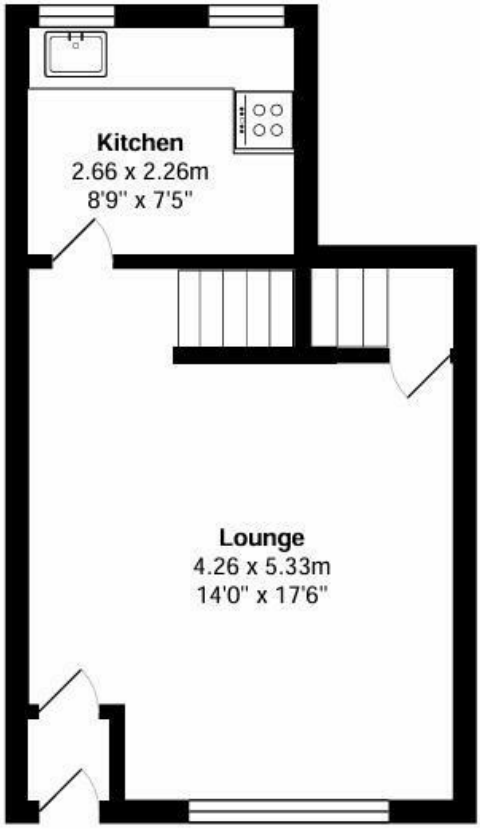
TENURE

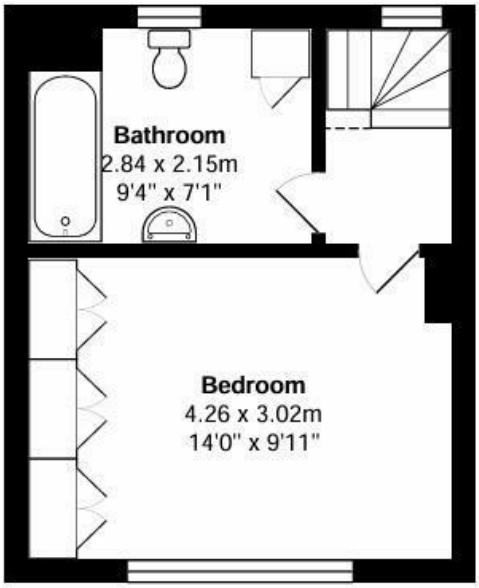
We are advised that the property is Freehold and is offered for sale with vacant possession.

Don't miss your opportunity to view this charming home – contact Monroe Estate Agents today to arrange your viewing!







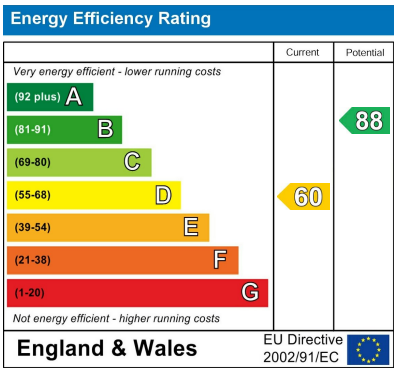


Ground Floor **First Floor**

Total Area: 51.8 m² ... 557 ft²

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

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