



**Westerton Road, Tingley Wakefield WF3 1BB**

**welcome to**

## **Westerton Road, Tingley Wakefield**

NO ONWARD CHAIN, THREE bedroom SEMI DETACHED, DRIVEWAY to the side, LIVING ROOM, KITCHEN, SIDE ENTRANCE PORCH, HOUSE BATHROOM, ENSUITE to master, BASEMENT ROOM with WC, DRIVEWAY to the side, REAR GARDEN and OUTBUILDING.

### **Living Room**

12' 6" x 14' 7" ( 3.81m x 4.45m )

uPVC door to the front, uPVC double glazed windows to the front and side, gas central heating radiator. Door leading to the staircase and kitchen.

### **Kitchen**

14' 2" x 14' 5" ( 4.32m x 4.39m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over incorporating sink and drainer, electric oven, induction hob, integrated dishwasher and fridge, gas central heating radiator, wooden framed double glazed window to the side and rear.

### **Side Porch**

19' 11" x 5' ( 6.07m x 1.52m )

uPVC double glazed windows and uPVC double glazed door to the front.

### **First Floor Landing**

Storage cupboard, loft access. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

12' 7" x 14' 7" MAX ( 3.84m x 4.45m MAX )

uPVC double glazed window to the front, fitted wardrobe, gas central heating radiator, access into the ensuite.

### **Ensuite**

Walk-in shower, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window.

### **Bedroom Two**

11' 1" x 13' 3" ( 3.38m x 4.04m )

Wooden framed double glazed window to the rear, fitted wardrobes, gas central heating radiator.

### **Bedroom Three**

15' 10" x 7' 6" ( 4.83m x 2.29m )

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

### **House Bathroom**

A three piece bathroom suite comprising of a free standing bath, low level flush WC, wash hand basin, tiled floor and walls, gas central heating radiator, wooden framed double glazed window to the side.

### **Cellar Room**

12' 4" x 14' 2" ( 3.76m x 4.32m )

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

### **Ensuite**

Low level flush WC, wash hand basin, tiled floor and walls, gas central heating boiler.

### **Exterior**

Driveway to the side.

### **Outbuilding**

18' 8" x 10' 3" ( 5.69m x 3.12m )

Wooden door to the front.





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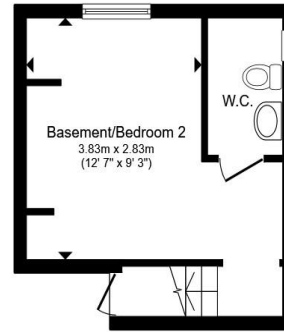
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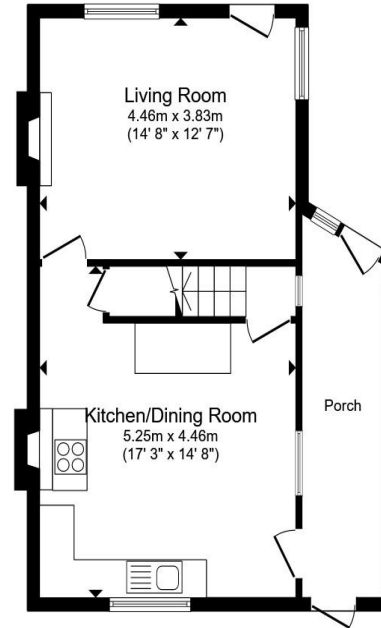
- Three bedroom semi detached accommodation
- Side entrance porch
- Ensuite to master bedroom
- Basement room with WC
- Driveway and outbuilding

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

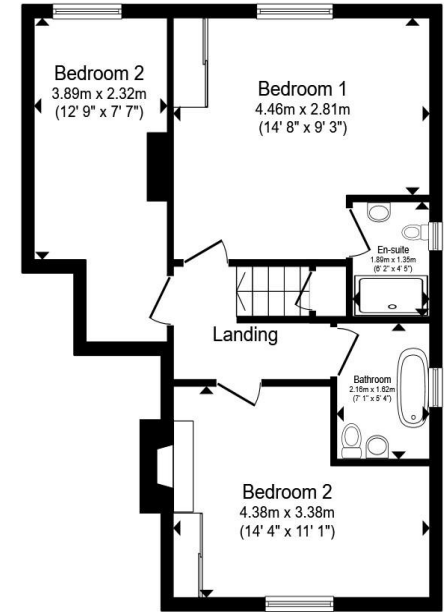
offers in the region of  
**£250,000**



Basement



Ground Floor



First Floor

Total floor area 121.4 m<sup>2</sup> (1,307 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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Property Ref:  
MLY110669 - 0005

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