HUNTERS®

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# Turnberry Gardens

## Tingley, Wakefield, WF3 1AD

## Offers In The Region Of £175,000

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REDUCED FOR A QUICK SALE

Hunters are proud to present this immaculate three-bedroom first floor apartment set in the heart of Tingley. This amazing apartment has recently been renovated with a new kitchen, main bathroom, and ensuite The spacious and modern kitchen boasts ample storage with wall and base units and including pan drawers alongside a range of integrated appliances such as a hob, oven and fridge freezer. There is also space for a dining table for social occasions and family meals. Along the impressive hallway there is a spectacular lounge which is has dual aspect windows that provide an abundance of natural light. Three double bedrooms with en-suite to the master bedroom and stunning contemporary bathroom. Externally the apartment benefits from allocated off street parking to the front with secure intercom entry system.

LEASEHOLD INFORMATION
TERM: 999 YEARS LEASE
TERM REMAINING : 972
ANNUAL SERVICE CHARGE PAYABLE £1284.99
NO GROUND RENT PAYABLE

ENTRANCE LOBBY
Access into lobby with further door leading to hallway

HALLWAY
Access to to lounge, kitchen and three bedrooms and apartment bathroom.

LOUNGE 12'0" x 15'6" (3.66m x 4.73m )
The wonderful lounge offers buyers a blank canvas to move straight into with neutrally decorated walls, soft carpet and a feature fireplace. Large bay windows add character and allow an abundance of natural light making it a truly peaceful place to relax.

KITCHEN 8'4" x 8'7" (2.56m x 2.63m)
The contemporary kitchen has been finished to the highest of standards and boasts an excellent selection of cupboards that provide plenty of storage as well as high gloss brick tiling and complimentary flooring.

BEDROOM 1 12'7" x 8'8" (3.85m x 2.66m)
A spacious double bedroom benefiting from fitted wardrobes,carpet and a large window that helps to create a bright and airy space and leading to

EN SUITE
The contemporary ensuite shower room and offers a large shower, toilet and wash basin alongside stunning tiling and flooring.

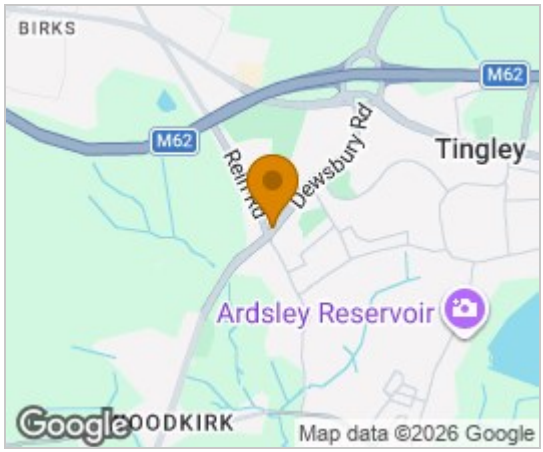
BEDROOM 2 9'4" x 10'1" (2.86m x 3.09m )
Another double bedroom benefiting from built in wardrobes and drawers, warmly painted walls and carpet.

BEDROOM 3 8'8" x 8'2" (2.66m x 2.50m )
Another double bedroom or utilised as an offioce for those working from home or nursery room

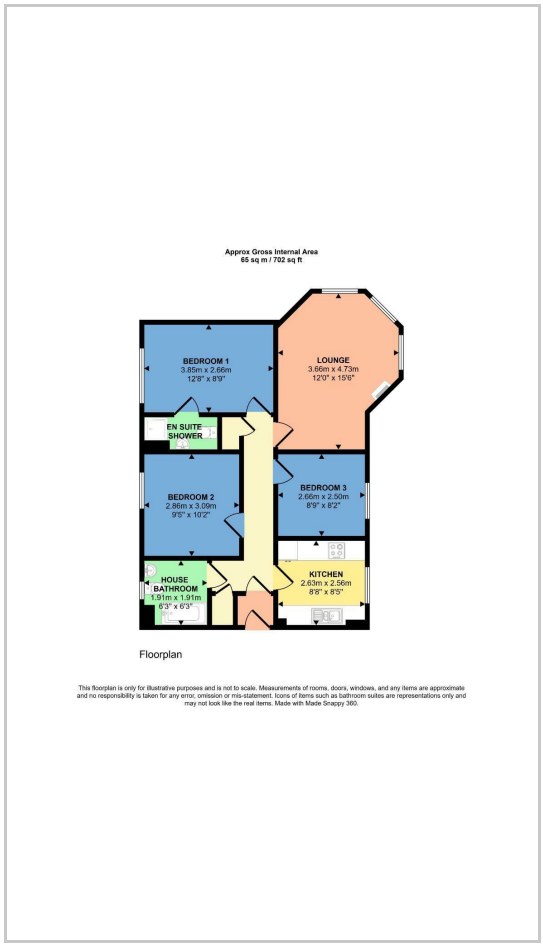
HOUSE BATHROOM
The stunning bathroom has been recently renovated and offers elegant fully tiled walls and a beautiful vanity unit with sink and toilet inset as well as a bath.

OUTSIDE
Having secure off street parking for one vehicle and also access to communal garden area to the rear.

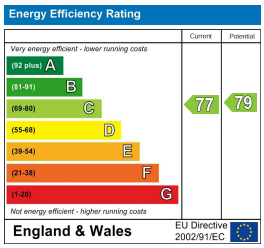
## Area Map

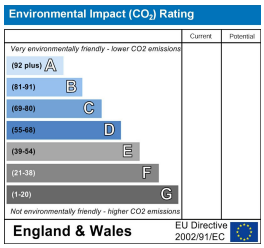



## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com https://www.hunters.com