



Smithy Lane, Tingley Wakefield WF3 1QB

welcome to

Smithy Lane, Tingley Wakefield

FABULOUS FTB/YOUNG FAMILY HOME, TWO BEDROOM SEMI DETACHED, MODERN and WELL PRESENTED throughout, OPEN PLAN LIVING/DINER, KITCHEN, HOUSE BATHROOM, DRIVEWAY to the front and a BEAUTIFUL LANDSCAPED GARDEN to the rear. Good access to motorway links and close proximity to good schools.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing.

decked and paved area perfect for seating and lawned and graveled areas perfect for all the family to enjoy.

Living/Dining Room

uPVC double glazed window to the front, gas central heating radiator, electric fire and uPVC double glazed French doors leading out to the rear garden.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven, gas hob, space for fridge freezer and washing machine, useful pantry cupboard and a uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access. Access to both bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator, storage cupboard housing the gas central heating boiler.

Bedroom Two

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

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior

Driveway to the front providing ample parking and to the rear is a beautiful landscaped garden with a





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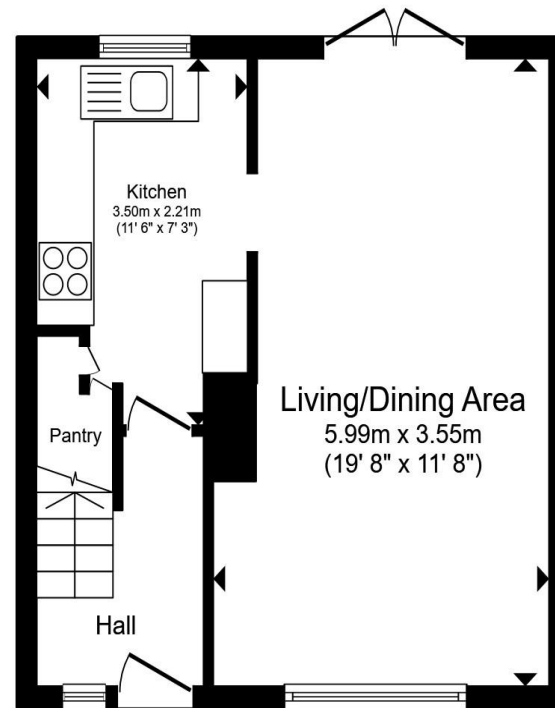
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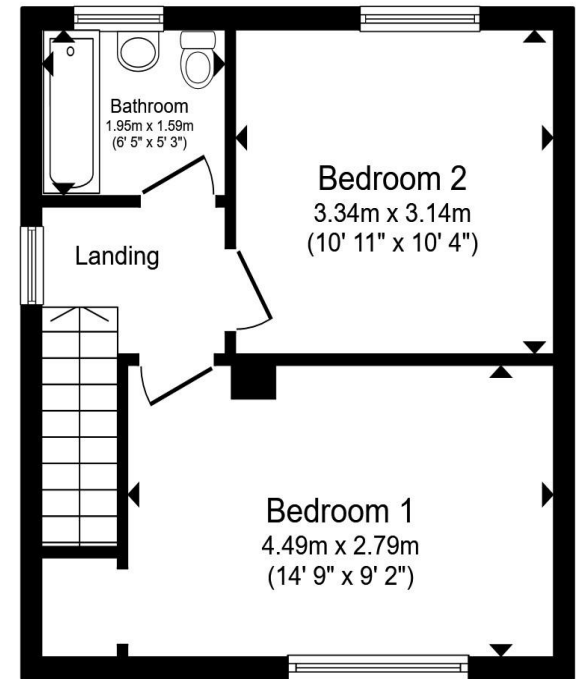
- Two bedroom semi detached accommodation
- Modern and well presented throughout
- Open plan living/diner
- Fabulous landscaped rear garden
- Driveway to the front

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

£200,000



Ground Floor



First Floor

Total floor area 64.3 m² (692 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:
MLY111978 - 0003

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