



9 Upper Green Close, Tingley

Wakefield

Offers in Region of £635,000

A bright and welcoming entrance hallway sets the tone for this spacious, beautifully designed home. The ground floor includes a versatile study or home office, a contemporary WC and an elegant living room with a gas fireplace and plenty of natural light.

At the heart of the property is an impressive open-plan kitchen, dining and living space. The stylish fitted kitchen features quartz worktops, integrated appliances and a central island with an induction hob and self-extracting fan. Bi-folding doors open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living.

A separate utility room provides additional storage, integrated appliances and convenient side access.

The first floor offers three generous double bedrooms, each with its own fully tiled en-suite shower room. Two bedrooms also benefit from built-in wardrobes, while bedroom two features twin basins, a spacious walk-in shower and underfloor heating.

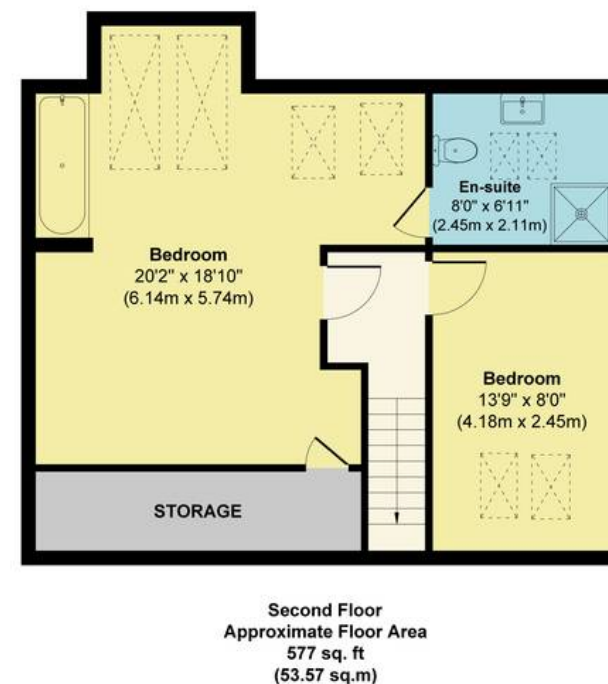
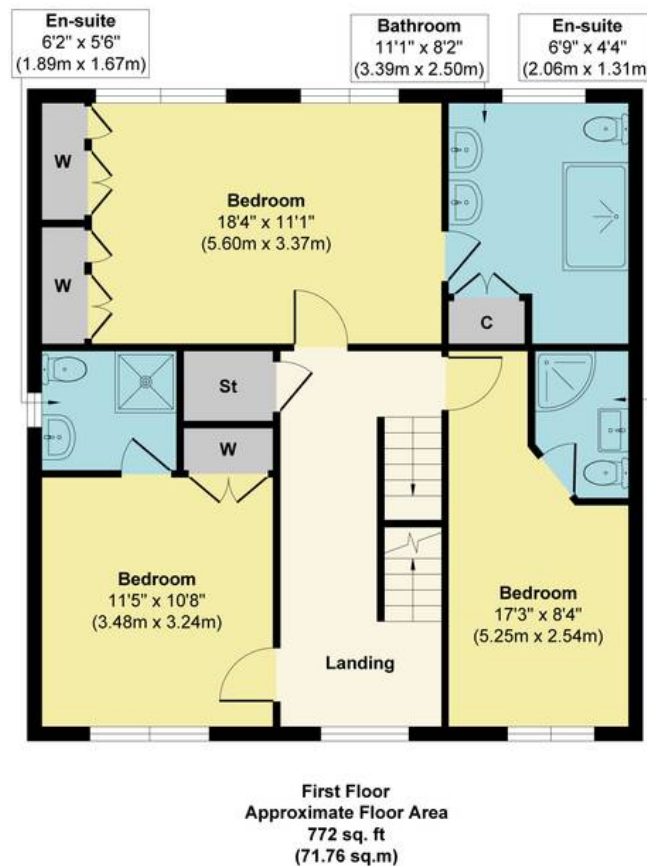
The second floor is home to an exceptional principal suite, complete with a freestanding bath, Velux windows, extensive eaves storage and a stylish en-suite shower room. A fifth bedroom, currently used as a dressing room, provides further flexibility.

Outside, the property benefits from a large driveway with ample off-street parking and an electric vehicle charging point. The rear garden has been thoughtfully landscaped with tiered decking, a lawn and mature planting, creating a private setting with far-reaching views.

- 5 Bedroom, 4 Ensuite
- Immaculate Presentation
- Great Outdoor Space
- Catchment area for Good and Outstanding Schools
- Internal Viewings Recommended
- Sought-after Area
- Far Reaching Views







Approx. Gross Internal Floor Area 2,338 sq. ft / 217.24 sq. m

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