



**Perth Drive, Tingley Wakefield WF3 1TZ**

**welcome to**

## **Perth Drive, Tingley Wakefield**

FABULOUS TWO BEDROOM DETACHED TRUE BUNGALOW, NO ONWARD CHAIN, SOUGHT AFTER RESIDENTIAL LOCATION, DRIVEWAY and GARAGE, EASY to maintain REAR GARDEN, close proximity to local amenities and good access to motorway links.

### **Hallway**

uPVC double glazed door, gas central heating radiator, storage cupboard, housing the gas central heating boiler.

### **Living Room**

14' 2" into bay x 11' 2" ( 4.32m into bay x 3.40m )  
uPVC double glazed bay window, gas central heating radiator.

### **Dining Room**

8' 7" x 8' 8" ( 2.62m x 2.64m )  
uPVC double glazed window, gas central heating radiator.

### **Kitchen**

8' 9" x 8' 9" ( 2.67m x 2.67m )  
Fitted kitchen with work surfaces, sink, space for oven and washing machine, integrated fridge and freezer, uPVC double glazed window.

### **Bedroom One**

10' 11" x 11' 2" ( 3.33m x 3.40m )  
uPVC double glazed window, gas central heating radiator.

### **Bedroom Two**

10' 8" x 8' 8" ( 3.25m x 2.64m )  
uPVC double glazed patio doors, gas central heating radiator.

### **Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

### **Exterior**

Driveway to the side with car port, leading to the

detached garage, lawned and paved garden to the front and to the rear is an easy to maintain paved garden with storage shed and fence boundaries.

### **Garage**

17' 9" x 8' 6" ( 5.41m x 2.59m )





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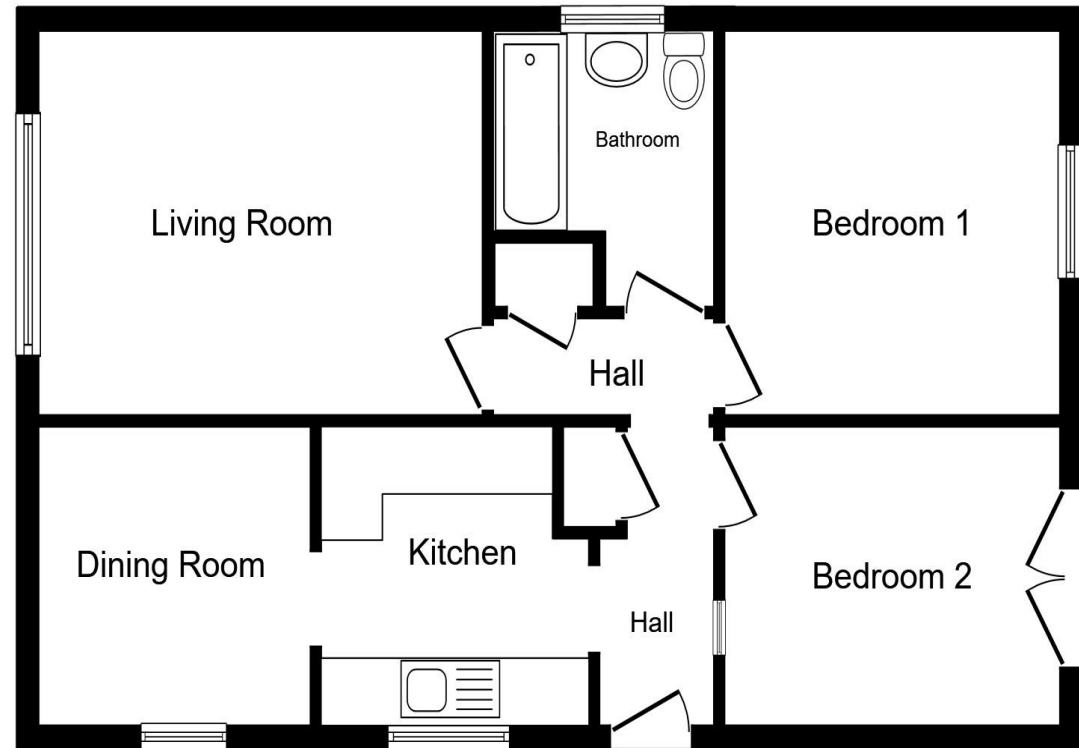
welcome to

## Perth Drive, Tingley Wakefield

- Two bedroom detached true bungalow
- No onward chain
- Driveway and garage
- Close to local amenities
- Good access to motorway links

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

**£265,000**



Total floor area 61.7 m<sup>2</sup> (664 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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MLY111614 - 0005

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