



Smithy Lane, Tingley Wakefield WF3 1QH

welcome to

Smithy Lane, Tingley Wakefield

THREE bedroom SEMI DETACHED with LOFT ACCOMMODATION, MODERN and WELL PRESENTED throughout, GROUND FLOOR BEDROOM and ENSUITE, LIVING ROOM, KITCHEN, DINING ROOM, two first floor bedrooms and HOUSE BATHROOM, LOFT accommodation, DRIVEWAY and GARDENS to rear and side.

Entrance Hall

Living Room

Window to the front, gas central heating radiator, French doors leading into the conservatory.

Dining Room

French doors leading into 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, electric oven and hob, space for a dishwasher and washing machine, uPVC double glazed window to the rear.

First Floor Landing

Access to two bedrooms and the house bathroom. Access to the loft accommodation.

Bedroom One

Double glazed window to the front, gas central heating radiator, storage space. Access into the ensuite.

Ensuite

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

Bedroom Two

Double glazed window to the rear, gas central heating radiator.

Bedroom Three

Double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath

with taps, low level flush WC, wash hand basin, double glazed window to the rear.

Exterior

Driveway to the side, easy to maintain paved and decked gardens to the side and rear providing seating areas for outside dining.





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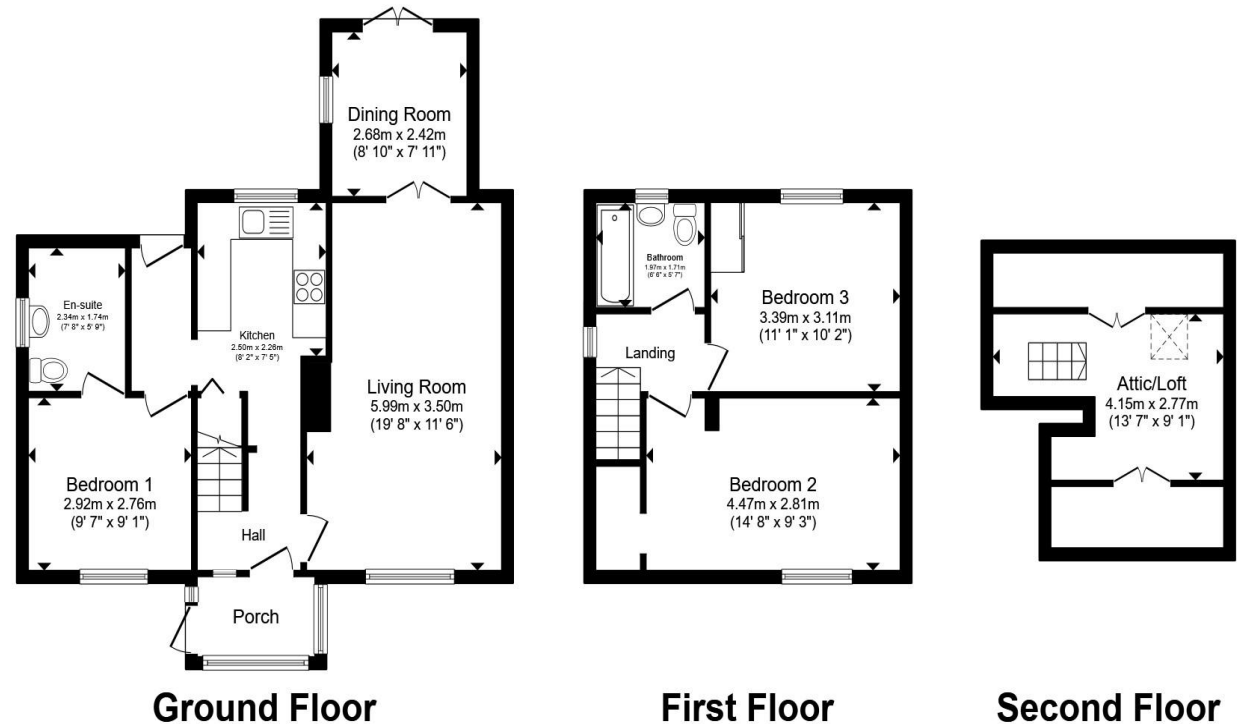
Smithy Lane, Tingley Wakefield

- Three bedroom semi detached accommodation
- Loft accommodation
- Ground floor bedroom & ensuite
- Driveway and gardens
- Good access to motorway links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£210,000



Total floor area 100.8 m² (1,085 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:
MLY111865 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk