Yorkshire Residential Sales and Lettings
Hub 26 | Hunsworth Lane | Cleckheaton | BD19 4LN
T. 01274 606 167 E. enquiries@yorkshire-residential.co.uk
www.yorkshire-residential.co.uk

YORKSHIRE RESIDENTIAL
Sales and Lettings



3 Shancara Court

Tingley, Wakefield, WF3 1JP

£365,000

4 2 null C





3 Shancara Court

Tingley, Wakefield, WF3 1JP

£365,000





FOUR BEDROOM DETACHEDGOOD SIZED FAMILY HOME***POPUAR AREA OF TINGLEY**
A spacious four bedroom detached property which is positioned on a good sized corner plot. Accommodation which comprises of; entrance hallway, kitchen, lounge, dining area , cloaks/wc, four first floor bedrooms - master with en-suite and house bathroom. Good sized gardens to front and rear with off street parking and a integral garage.
*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Entrance Hall
Laminate wooden flooring.

Kitchen
12'8" x 7'9" (3.86m x 2.36m)
Fitted with a range of wall and base units with integrated oven, hob and extractor over. Integrated fridge, freezer and dishwasher, Complimentary work tops and splash back tiling. Plumbing for washing machine. Radiator.

Cloaks/WC
Two piece white suite comprising low level wc and wash hand basin. Radiator.

Lounge
15'11" x 11'3" (4.85m x 3.43m)
Wall mounted fire, spotlights and radiator.

Dining Area
10'6" x 8'0" (3.20m x 2.44m)
Laminate wooden flooring and French doors to rear.

Landing

Bedroom 1
12'10" x 10'0" (3.91m x 3.05m)
Fitted wardobes and Radiator.

En-Suite
6'9" x 7'4" (2.06m x 2.24m)
Three piece white suite comprising low level wc, wash hand basin set into vanity unit and walk-in shower cubicle. Radiator.

Bedroom 2
11'0" x 8'0" (3.35m x 2.44m)
Radiator.

Bedroom 3
9'11" x 11'5" (3.02m x 3.48m)
Radiator.

Bedroom 4
9'8" x 7'5" (2.95m x 2.26m)
Radiator.

House Bathroom
5'5" x 7'10" (1.65m x 2.39m)
Three piece white suite comprising low level wc, pedestal wash hand basin and bath with shower over. Radiator.

Exterior

To the front of the property is a double tarmac drive with a slated area providing off street parking. To the rear is an enclosed garden which is mainly lawned with artificial turf and part patio. The garden is south facing.

Integral Garage

16'6" x 18'2" (5.03m x 5.54m)









Hub 26 Hunsworth Lane | Cleckheaton | BD19 4LN
T. 01924 501333 **E.** enquiries@yorkshire-residential.co.uk **www.yorkshire-residential.co.uk**

Road Map



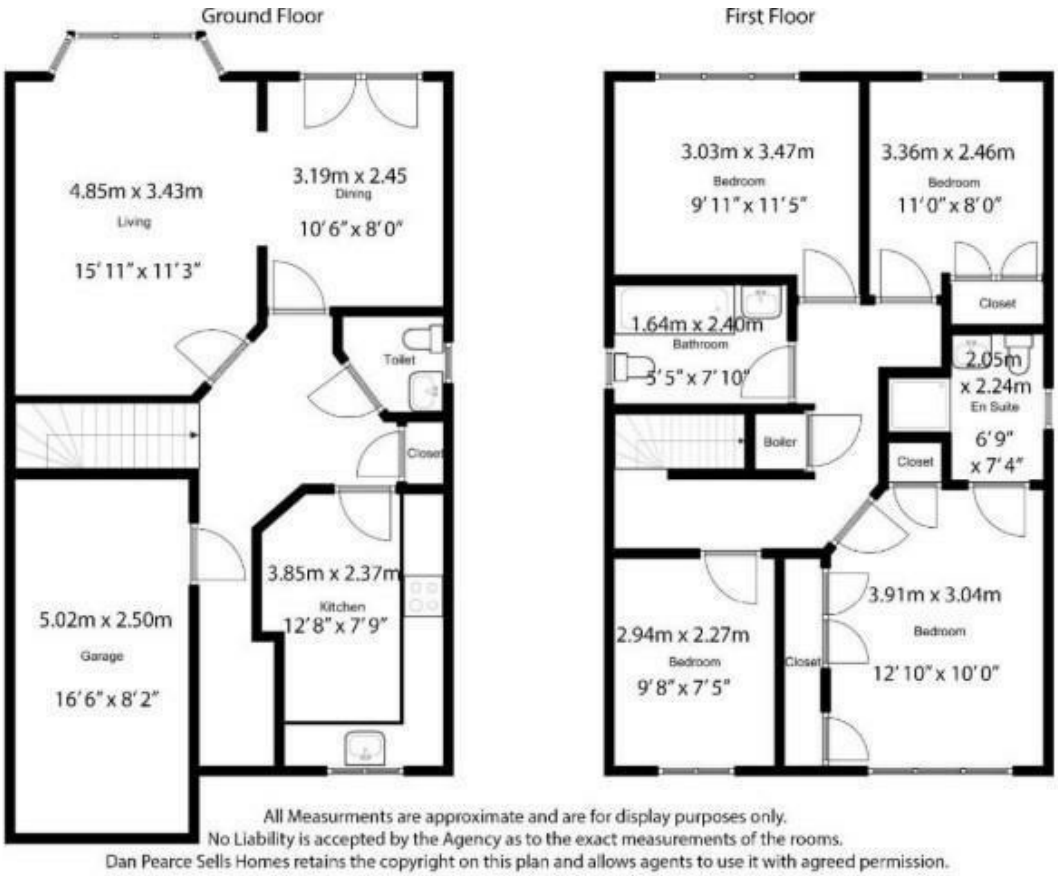
Hybrid Map



Terrain Map



Floor Plan

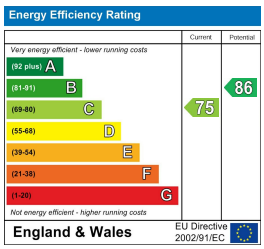


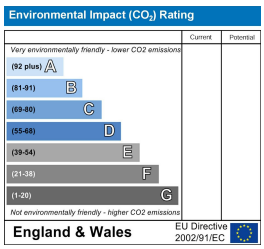
All Measurments are approximate and are for display purposes only.
No Liability is accepted by the Agency as to the exact measurements of the rooms.
Dan Pearce Sells Homes retains the copyright on this plan and allows agents to use it with agreed permission.

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hub 26 Hunsworth Lane | Cleckheaton | BD19 4LN
T. 01924 501333 **E.** enquiries@yorkshire-residential.co.uk **www.yorkshire-residential.co.uk**