



3 Shancara Court

Tingley, Wakefield, WF3 1JP

£370,000

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FOUR BEDROOM DETACHEDGOOD SIZED FAMILY HOME***POPULAR 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 an 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 wardrobes 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)

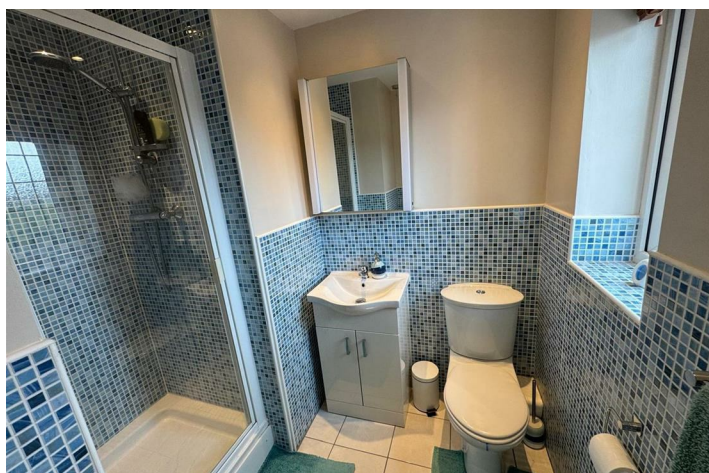
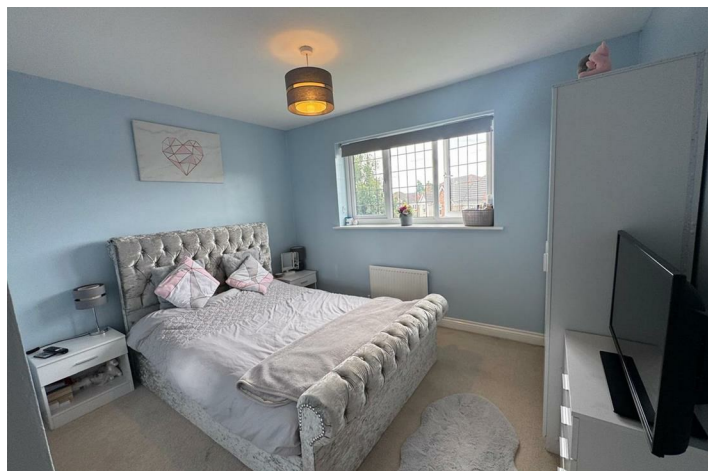
Three piece white suite comprising low level wc, pedestal wash hand basin and bath with shower over. Radiator.

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)



Road Map



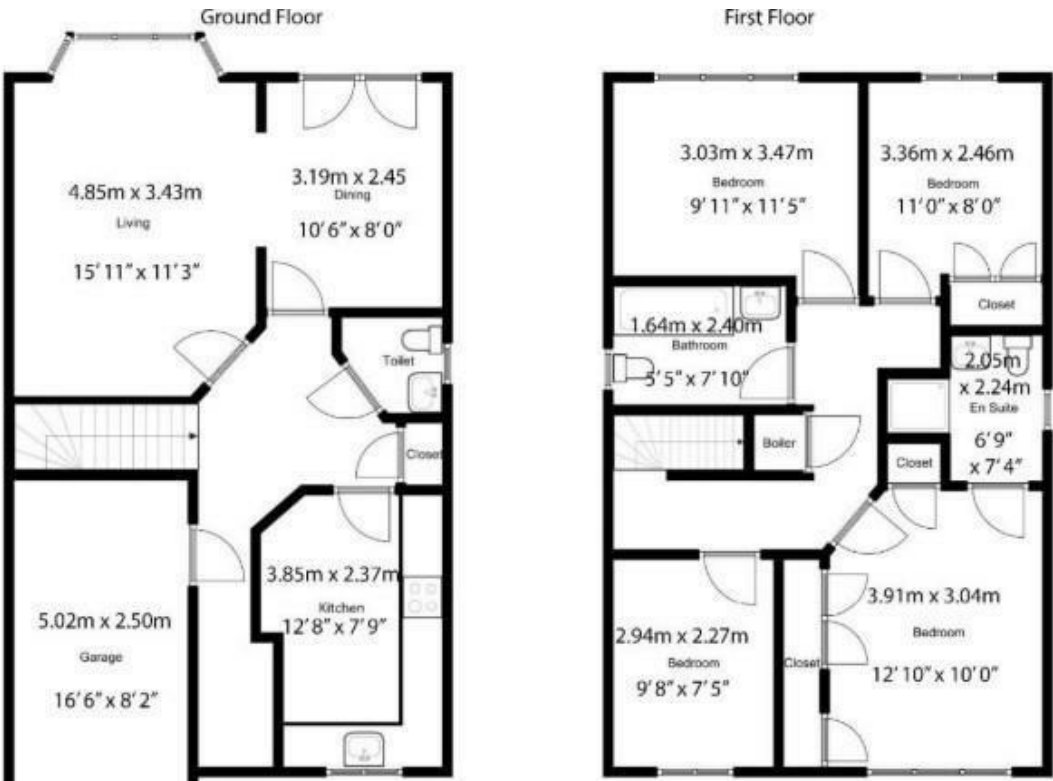
Hybrid Map



Terrain Map



Floor Plan

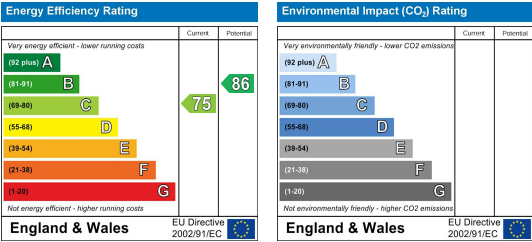


All Measurements are approximate and are for display purposes only.
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Viewing

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



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