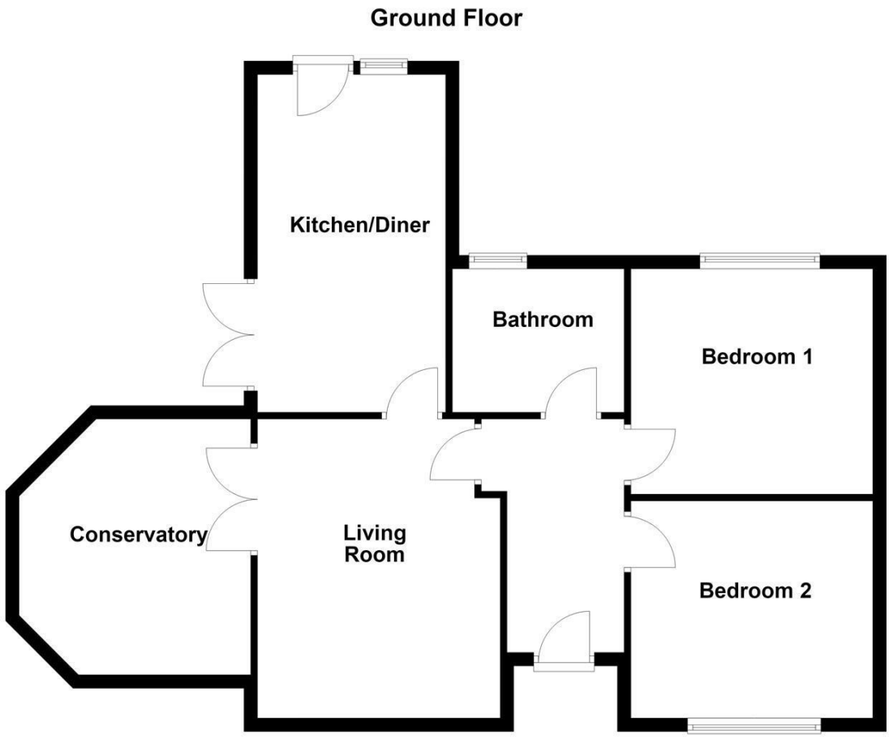
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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20 Haigh Moor View, Tingley, Wakefield, WF3 1EW

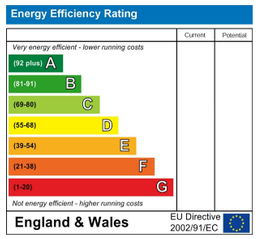
For Sale Freehold £280,000

An impressive two bedroom detached bungalow, situated in the sought after area of Tingley. Occupying a particularly generous plot in an elevated position and enjoying far reaching countryside views, the property offers spacious and well presented accommodation together with extensive off road parking, a detached double garage and attractive low maintenance gardens.

The accommodation is approached via a welcoming entrance hall, which provides access to two generous double bedrooms and a contemporary four piece bathroom, finished with modern full height tiling. The spacious living room is a particular feature of the home, with a UPVC double glazed bay window perfectly positioned to take advantage of the impressive far reaching views. A wood burning stove with exposed brick detailing creates an attractive focal point, while access leads through to a versatile conservatory, providing an additional sitting area overlooking the gardens. The kitchen diner is fitted with a comprehensive range of wall and base units, complemented by a selection of integrated appliances and inset spotlights. Patio doors provide access outside, creating a natural connection between the accommodation and surrounding gardens. Externally, the generous plot is undoubtedly one of the property's standout features. Extensive off road parking is provided by a block paved driveway extending along the side, together with further concrete and block paved parking areas to the front. The driveway leads to a substantial brick built detached double garage, complete with power and lighting. The gardens have been thoughtfully designed with ease of maintenance in mind, incorporating artificial lawn to the rear and an attractive lawned garden to the front, while the elevated position allows the property to make the most of its appealing outlook.

Tingley is a highly regarded and convenient location, offering excellent access to a wide range of shops, amenities and popular primary and secondary schools. Both Leeds and Wakefield city centres are within easy reach, together with excellent motorway connections, while countryside walks can be enjoyed close to the property.

Offered for sale with no onward chain, this attractive bungalow is particularly well suited to those looking to downsize or seeking a comfortable long term home. An early viewing is highly recommended to fully appreciate the generous plot, far reaching views and quality of accommodation on offer.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door leading into the entrance hall. Carpeted flooring, central heating radiator, spotlights to the ceiling and loft access. Openings provide access to bedrooms one and two, the house bathroom and the lounge.

BEDROOM ONE
12'0" x 9'2" (3.67m x 2.81m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
9'4" x 9'4" (2.87m x 2.86m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BATHROOM/W.C.
6'1" x 7'11" (1.87m x 2.43m)
Fitted with a four piece suite comprising walk-in shower enclosure with mixer shower and separate shower attachment, panelled bath with hot and cold taps, low flush W.C. and vanity wash basin with mixer tap. Fully tiled walls and flooring, chrome ladder style radiator, extractor fan, spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.



LOUNGE
14'10" x 11'7" (4.54m x 3.54m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Feature wood burning stove with brick surround. Access is provided to the conservatory and kitchen diner.



CONSERVATORY
12'3" x 9'5" (3.75m x 2.89m)
Carpeted flooring, central heating radiator and UPVC double glazed windows surrounding the room. UPVC double glazed door providing access to the side of the property.



KITCHEN/DINER
9'0" x 16'10" (2.76m x 5.14m)
Fitted with a range of gloss fronted wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a ceramic sink and drainer with mixer tap. Provision for a cooker with five ring induction hob and Bosch extractor hood above, space and plumbing for a washing machine and integrated fridge freezer. Ideal gas combination boiler housed within one of the kitchen cupboards. LVT flooring, spotlights to the ceiling, UPVC double glazed window overlooking the side elevation and UPVC patio doors providing access to the rear.



OUTSIDE
To the front is a lawned garden enclosed by timber fencing. A block paved driveway provides off road parking, with a further concrete driveway offering additional parking and leading to the detached double garage with manual up and over door, power and lighting. The rear garden is arranged over two tiers and incorporates a combination of artificial lawn and natural turf, together with a timber decked seating area. The garden is enclosed by timber fencing and provides access to the garage.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.