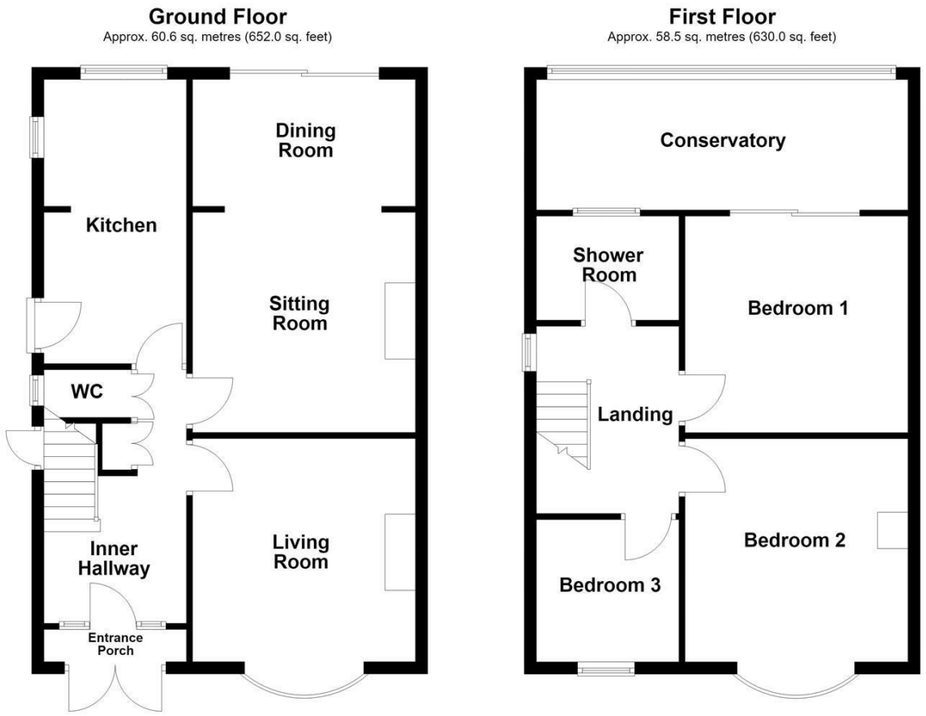


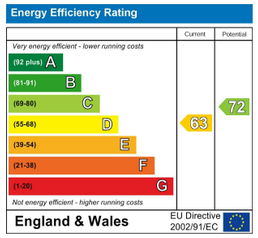

Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 49 Haigh Moor Road, Tingley, Wakefield, WF3 1EE

## For Sale Freehold Offers Over £300,000

## No Chain and Vacant Possession

Situated in the sought after village of Tingley is this extended three bedroom semi detached family home, offering spacious and versatile accommodation with a wealth of unique features throughout. Occupying a generous plot with attractive front and rear gardens, ample off road parking with double length garage and far reaching views across East Ardsley Reservoir, this property presents an excellent opportunity for families looking to create a truly special home, offered to the market with no chain and vacant possession.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room, sitting room, kitchen and downstairs WC. The sitting room opens into the dining room, creating an ideal space for entertaining, whilst the kitchen provides access to the side of the property. To the first floor, the landing provides access to three well proportioned bedrooms, a modern shower room and the loft room, currently utilised as an art studio but would be suitable for conversion to a fourth bedroom (subject to necessary consent). The principal bedroom further benefits from access to a unique first floor conservatory, enjoying stunning far reaching views over East Ardsley Reservoir and the surrounding countryside. Externally, the property enjoys a generous lawned front garden together with a driveway providing ample off road parking, leading to a detached double length garage with an up and over door, power, lighting and an EV charging point with a useful workshop space at the rear. The enclosed rear garden is predominantly laid to lawn with established shrubs and a paved patio, providing an ideal space for outdoor dining, entertaining and family enjoyment.

Tingley is a highly regarded residential location, ideally positioned for a wide range of buyers, particularly growing families. The area offers excellent local amenities, well regarded schools and popular public houses, whilst Wakefield and Leeds are both easily accessible. Regular bus services operate nearby, Wakefield's mainline railway stations provide direct links to Leeds, Manchester and London, and both the M1 and M62 motorway networks are within easy reach, making the property ideal for commuters. The picturesque East Ardsley Reservoir is also just moments away, offering scenic walks and outdoor leisure opportunities.

Requiring only a degree of cosmetic modernisation, this property offers exceptional potential to create a wonderful family home in an enviable location. An early viewing is highly recommended to fully appreciate the space, views and potential this unique home has to offer.



## ACCOMMODATION

### ENTRANCE PORCH
A set of frosted UPVC double glazed French doors leads into the entrance porch. Exposed brickwork to the walls and a timber framed door with frosted glass panels leading through to the inner hallway.

### INNER HALLWAY
13'7" x 8'0" [4.16m x 2.45m]
A staircase providing access to the first floor landing, coving to the ceiling, a ceiling rose, dado rail, central heating radiator and fitted storage cupboards. Doors lead to the living room, sitting room, kitchen and downstairs W.C.

### LIVING ROOM
13'11" x 12'0" [4.25m x 3.66m]
Coving to the ceiling, a ceiling rose, central heating radiator and a UPVC double glazed bow window overlooking the front. A gas fire is set within a marble hearth and surround with a wooden mantel.



### SITTING ROOM
11'10" x 12'0" [3.62m x 3.66m]
An opening leading into the dining room, coving to the ceiling, a ceiling rose and a gas fire set within a marble hearth and surround with a wooden mantel.



### DINING ROOM
9'6" x 12'0" [2.91m x 3.66m]
Coving to the ceiling, a central heating radiator and a serving hatch connecting to the kitchen. UPVC double-glazed sliding doors overlook the rear garden and enjoy far reaching views towards East Ardsley Reservoir.

### KITCHEN
16'4" x 7'10" [5.00m x 2.40m]
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an oven, microwave and four ring induction hob with extractor hood above. Space and plumbing for a washing machine and dishwasher, together with space for an under counter fridge and freezer. A central heating radiator, serving hatch into the dining room, two UPVC double-glazed windows to the side and rear, one of which benefits from secondary glazing, and a timber framed door providing access to the side of the property.



### W.C.
4'7" x 3'0" [1.40m x 0.92m]
A frosted UPVC double glazed window to the side, a low flush W.C., wall mounted wash basin and central heating radiator.

### FIRST FLOOR LANDING
10'0" x 7'11" [3.07m x 2.43m]
Coving to the ceiling, dado rail and a UPVC double glazed window to the side. The landing provides access to the conservatory, three bedrooms and the shower room.

### BEDROOM ONE
11'11" x 11'11" [3.65m x 3.65m]
A central heating radiator, a range of fitted wardrobes and UPVC double glazed sliding doors leading into the conservatory.



### CONSERVATORY
20'2" x 6'10" [6.15m x 2.10m]
A range of UPVC double glazed windows overlooking the rear and enjoying far reaching views towards East Ardsley Reservoir.

### BEDROOM TWO
13'6" x 11'11" [4.12m x 3.65m]
A UPVC double glazed bow window overlooking the front and a central heating radiator.



### BEDROOM THREE
7'11" x 7'8" [2.43m x 2.35m]
A UPVC double glazed window overlooking the front and a central heating radiator.

### SHOWER ROOM/W.C.
5'11" x 7'11" [1.82m x 2.43m]
A partially frosted UPVC double glazed window overlooking the conservatory, ceiling lighting, an extractor fan and a chrome ladder style central heating radiator. A low flush W.C., ceramic wash basin with mixer tap set within a storage unit and a shower enclosure with a mains fed shower, overhead shower, body jets and glass screen. Full wall tiling and a fitted storage cupboard.



### LOFT ROOM
16'7" x 15'8" [5.07m x 4.80m]
Velux rooflights, exposed brickwork to one wall and access to useful storage areas. Suitable for conversion to a fourth bedroom, subject to the necessary permissions.

### OUTSIDE
To the front, the property benefits from a generous lawned garden with mature shrubs and planting. A tarmac driveway provides off road parking for several vehicles and leads to the front entrance, side access and double length detached garage with useful workshop space at the rear. The garage features a panelled door, power, lighting and an electric vehicle charging point. The rear garden is mainly laid to lawn with mature shrubs and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for families with children or pets, and enjoys far reaching views towards East Ardsley Reservoir.



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

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### 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.