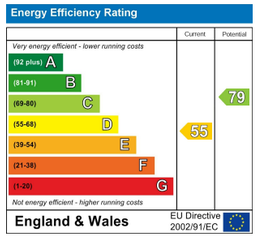
Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

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

19 Woollin Crescent, Tingley, Wakefield, WF3 1ET

For Sale Freehold £315,000

Having been renovated throughout both internally and externally including a brand new fitted kitchen, bathrooms, flooring, doors and newly turfed garden, Indian stone patio and a tarmacadam driveway is this superbly appointed four bedroom semi detached home, offering spacious and well presented living accommodation arranged over two floors.

Internally, a side entrance door leads into the entrance hall, opening into a modern fitted kitchen featuring integrated appliances. Solid wood doors provide access to a spacious living room, contemporary ground floor bathroom, two double bedrooms, and a staircase with handrail leading to the first floor landing. The first floor landing is enhanced by a stylish glass balustrade and provides access to two further double bedrooms together with a modern three piece shower room serving the upper floor. To the front, there is a large timber gated shared driveway together with a separate timber gated private parking space and an attractive lawned garden, providing ample off road parking. This leads to a single detached tandem garage with power and lighting, complete with a manual up-and-over door to the front elevation. To the rear, the property boasts a beautifully landscaped rear garden incorporating an Indian stone paved patio seating area and an attractive lawned garden, all fully enclosed for privacy and security. The garden also benefits from outside lighting and power sockets, making it ideal for outdoor entertaining.

Ideally situated within walking distance of local amenities and well-regarded schools, the property also benefits from convenient bus routes connecting Dewsbury, Leeds, and Wakefield city centres. The M1 and M62 motorway networks are only a short drive away, making this an excellent choice for commuters travelling further afield.

Offered to the market with vacant possession and no onward chain, this quality home truly warrants an early viewing to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE PORCH
UPVC side entrance door leading into the porch. The porch has a solid wooden glazed door leading into the entrance hall.

ENTRANCE HALL
The entrance hall features a central heating radiator, staircase with handrail leading to the first floor landing, inset spotlights to the ceiling, and four solid wood doors providing access into the living room, bedroom three, bedroom four, and the bathroom. There is also an opening leading into the modern fitted kitchen.

KITCHEN
9'4" x 7'8" (2.87m x 2.36m)
Fitted with a range of wall and base shaker style units with laminate work surfaces over and tiled splashbacks above. Incorporating a stainless steel single drainer sink unit with mixer swan neck tap, UPVC double glazed window to the front aspect, integrated oven and grill with four ring ceramic hob and cooker hood over, integrated washing machine, and integrated fridge/freezer. The kitchen also benefits from inset spotlights to the ceiling and laminate flooring.

LIVING ROOM
16'6" x 9'10" (5.03m x 3.0m)
UPVC double glazed window overlooking the front aspect and a central heating radiator.

BEDROOM THREE
10'0" x 12'5" (3.05m x 3.80m)
Featuring a UPVC double glazed window overlooking the rear aspect, central heating radiator, and a sliding door leading into a useful storage cupboard with lighting.

BEDROOM FOUR
8'7" x 8'7" (2.63m x 2.63m)
UPVC double glazed French doors leading out to the rear garden and a central heating radiator.

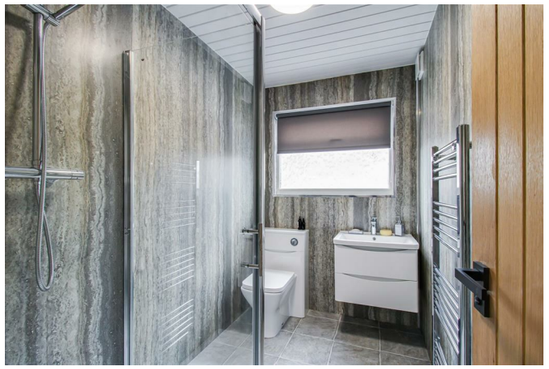
BATHROOM
5'3" x 6'4" (1.62m x 1.95m)
Comprising a modern three piece suite incorporating a panelled bath with mixer tap and pull out shower attachment, separate mixer shower with chrome rainfall shower head and additional shower attachment, together with a glass shower screen. There is a wash basin with chrome mixer tap set into high gloss vanity drawers below, concealed low flush WC, chrome ladder style radiator, UPVC cladding to the walls and ceiling, extractor fan, and a UPVC double glazed frosted window to the side aspect.

FIRST FLOOR LANDING
The first floor landing features a contemporary glass balustrade, inset spotlights to the ceiling, and three solid wooden doors providing access into two bedrooms and the house shower room.

BEDROOM ONE
10'8" x 12'2" (3.27m x 3.73m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, and a door providing access into a storage cupboard.

BEDROOM TWO
11'0" x 10'5" (3.36m x 3.20m)
UPVC double glazed window overlooking the front elevation, central heating radiator, and access into a storage cupboard.

SHOWER ROOM
7'10" x 5'1" (2.40m x 1.55m)
Comprising a modern three piece suite incorporating a wash basin with chrome mixer tap set into high gloss vanity drawers below, wall mounted concealed low flush WC, and a shower cubicle with glass door and chrome thermostatic shower with rainfall shower head and additional shower attachment. The room also benefits from fully clad walls and ceiling, extractor fan, chrome ladder style radiator, and a UPVC double glazed frosted window to the side elevation.



OUTSIDE
Externally, to the front of the property is an attractive lawned garden together with a tarmac parking space and a tarmac shared driveway to the side, providing ample off road parking for several vehicles. The driveway leads to the detached garage. A timber gate provides access into the rear garden, which features a large Indian stone paved patio seating area, ideal for entertaining and outdoor dining. There is also an L-shaped attractive lawned garden extending around the garage, enclosed by timber panel fencing on all three sides. The rear garden further benefits from two double external power sockets, one positioned to the side of the garage and another to the rear elevation of the property, together with an outside sensor light to the rear of the house.

GARAGE
8'5" x 22'6" (2.59m x 6.87m)
Having a manual up-and-over door, power and lighting within, outside sensor light above the garage door, side entrance UPVC door, and a UPVC double glazed window to the side aspect.

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

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.

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

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