



Leigh Avenue, Tingley Wakefield WF3 1PB

welcome to

Leigh Avenue, Tingley Wakefield

A beautiful Two-bedroom semi-detached property with a large drive and a private rear garden located in Tingley.

Entrance Hall

Door to the front, stairs leading to the first floor landing, access into the living room and kitchen/diner.

Living Room

French doors to the rear leading out to the garden,

Kitchen/Diner

Having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, fitted hob and extractor fan, space for washing machine, dishwasher and fridge freezer, part tiled walls, understairs storage cupboard, windows to both front and rear and door to the side.

First Floor Landing

Access to both bedrooms and the house bathroom.

Bedroom One

Window to the rear, access into the study area.

Study

Window to the front.

Bedroom Two

Windows to the rear and side.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, part tiled walls, windows to the front and side.

Exterior

Driveway to the side, lawned garden to the front with fence boundaries and to the rear is an enclosed lawned garden with paved and decked areas with wooden pergola, perfect space for all the family to enjoy.





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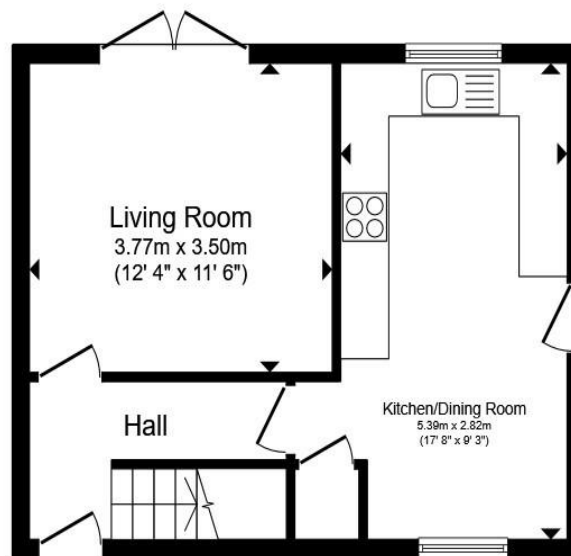
Leigh Avenue, Tingley Wakefield

- Two bedroom semi detached accommodation
- Fully enclosed rear garden
- Study/walk-in wardrobe/playroom
- Great condition throughout
- Close proximity to excellent schools

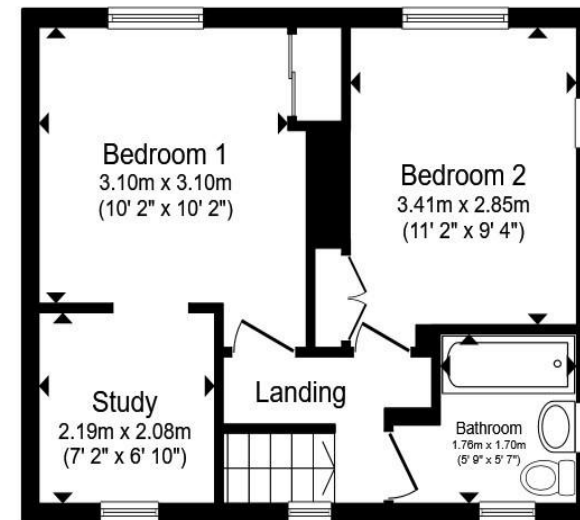
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Ground Floor



First Floor

Total floor area 72.1 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111936 - 0003

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