



Oban Close, Tingley Wakefield WF3 1JU

welcome to

Oban Close, Tingley Wakefield

Substantial six-bedroom townhouse offers beautifully presented accommodation arranged over three floors, making it an ideal family home. Benefiting from off-street parking, integral garage and a low-maintenance rear garden, the property combines generous living space with modern styling throughout.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing.

Downstairs Wc

Low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the front.

Living Room

uPVC double glazed window to the front, gas central heating radiator.

Dining Room

uPVC double glazed window to the rear, gas central heating radiator.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated electric ovens and microwave, integrated dishwasher and fridge, gas hob, storage cupboard, uPVC double glazed window and patio doors to the rear.

Utility Room

Base units incorporating a sink and drainer, tiled floor, gas central heating radiator, space for a fridge freezer.

First Floor Landing

Bedroom One

uPVC double glazed windows to the side and rear, gas central heating radiator and access into the ensuite and dressing room.

Ensuite

A walk-in shower, low level flush WC, floating wash hand basin, tiled floor and walls, uPVC double glazed window to the front.

Dressing Area

Fitted wardrobes, tiled floor.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, heated towel rail, tiled floor and walls, uPVC double glazed window to the rear.

Second Floor Landing

Bedroom Five

uPVC double glazed window to the rear, fitted wardrobe, gas central heating radiator.

Bedroom Six/Office

uPVC double glazed window to the rear, gas central heating radiator.

Exterior





view this property online williamhbrown.co.uk/Property/MLY112070



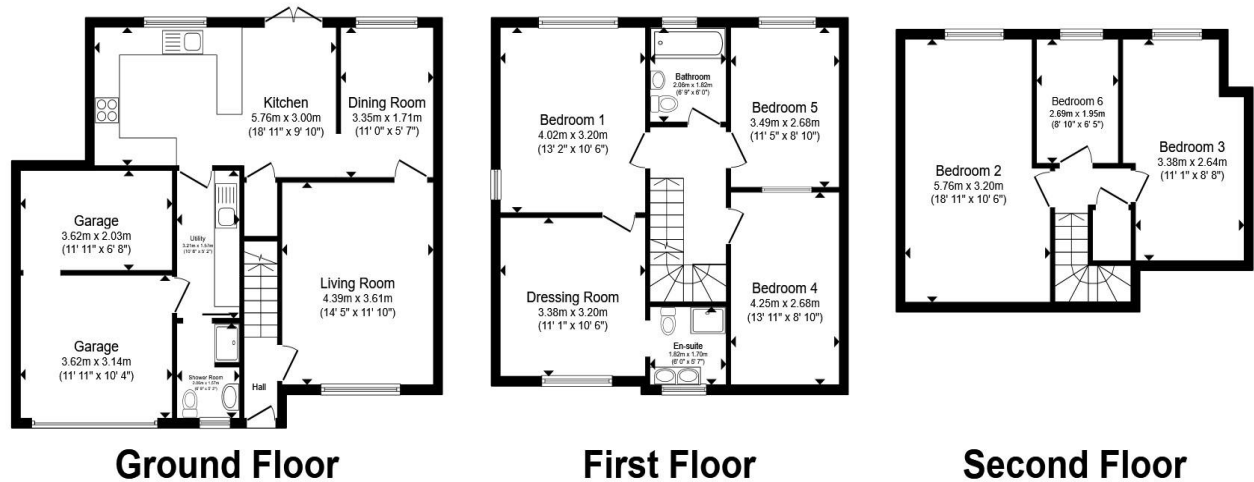
welcome to

Oban Close, Tingley Wakefield

- Six bedroom three storey town house
- No onward chain
- Downstairs WC
- Ensuite & dressing room
- Rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£300,000



Total floor area 179.9 m² (1,936 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



view this property online williamhbrown.co.uk/Property/MLY112070



Property Ref:
MLY112070 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk