



Morrison Watts Property
Sales and Lettings



Baghill Road
, Tingley WF3 1DG

£374,950

Property Features

- Four Double Bedroom Detached Family Home
- Amazing Rural Views
- Substantial Tiered Rear Garden
- Three Reception Rooms
- Fantastic Commuter Links
- Good Sized Kitchen With Aga
- Integral Garage
- Driveway For Multiple Vehicles
- En Suite & House Bathroom
- Double Glazed &



Full Description

DESCRIPTION OF THE PROPERTY

Are you looking for a FANTASTIC SIZED FAMILY HOME with the most AMAZING RURAL VIEWS with a SUBSTANTIAL REAR GARDEN not to mention GREAT COMMUTER LINKS then look no further! We are pleased to welcome to the market this EXTENDED DETACHED family home in the sought after location of TINGLEY. The property benefits from THREE RECEPTION ROOMS, a large kitchen which leads to the INTEGRAL GARAGE, FOUR DOUBLE BEDROOMS, one with an EN SUITE shower room and a MODERN HOUSE BATHROOM. The substantial rear garden has been LANDSCAPED and is over FOUR TIERED areas and to the front you will find OFF STREET PARKING for several cars. The LOCAL SCHOOLS within the area are Westerton Juniors, Blackgate Juniors, Woodkirk High & Morley High School. This is a FANTASTIC and of SUBSTANTIAL size throughout and will make a LOVELY family and long time home. Viewing is highly recommended to appreciate this accommodation!

ENTRANCE VESTIBULE

The entrance vestibule is located to the front of the property and briefly comprises of; a uPVC and double glazed window facing to the front of the property and a tiled floor. The entrance vestibule was added in 2000.

ENTRANCE HALL

The entrance hall which is lead from the vestibule briefly comprises of; the telephone point, stairs leading to the first floor and a gas central heating

radiator.

CLOAKROOM

The cloakroom was added in 2000 and is located on the ground floor which briefly comprises of; WC, wash hand basin, fully tiled and a gas central heating radiator.

SITTING ROOM

12' 4" x 11' 11" (3.77m x 3.64m)

The sitting room is located to the front of the property and briefly comprises of; an open flame fire with complimentary surround and hearth, a double glazed bay window facing to the front over looking the rural views, a gas central heating radiator, TV point, wall lights and double doors leading to the dining room.

DINING ROOM

12' 5" x 11' 11" (3.80m x 3.65m)

The dining room briefly comprises of; a gas central heating radiator, wall lights and an archway with step down leading to the lounge with is part of the extension built in 2000.

LOUNGE

19' 10" x 12' 11" (6.07m x 3.95m)

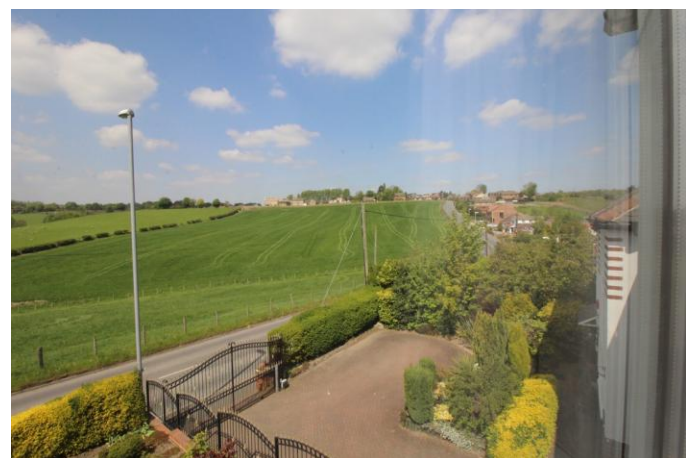
The lounge which is the extension to the back of the property built in 2000 briefly comprises of; living flame gas fire with complimentary surround and hearth, wall lights, double glazed windows facing to the rear of the property and double glazed french doors which lead to the substantial rear garden.

KITCHEN

9' 10" x 20' 5" (3.01m x 6.24m)

The fitted kitchen has a range of wall and base units in oak with complimentary work surface, tiled splash backs, sink and drainer unit, mixer taps, plumbing for an automatic washing machine, integrated dishwasher, integrated fridge, gas aga which currently has a service plan and will remain at the property, double glazed french doors leading to the rear garden and a door leading to the side of the property and to the integral garage.

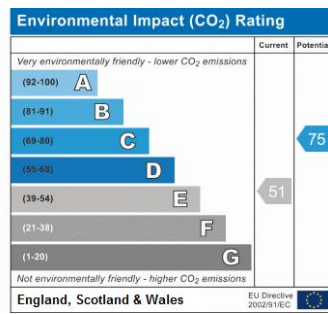
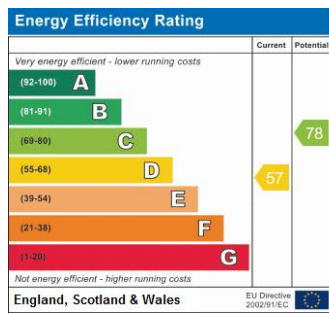
INTEGRAL GARAGE

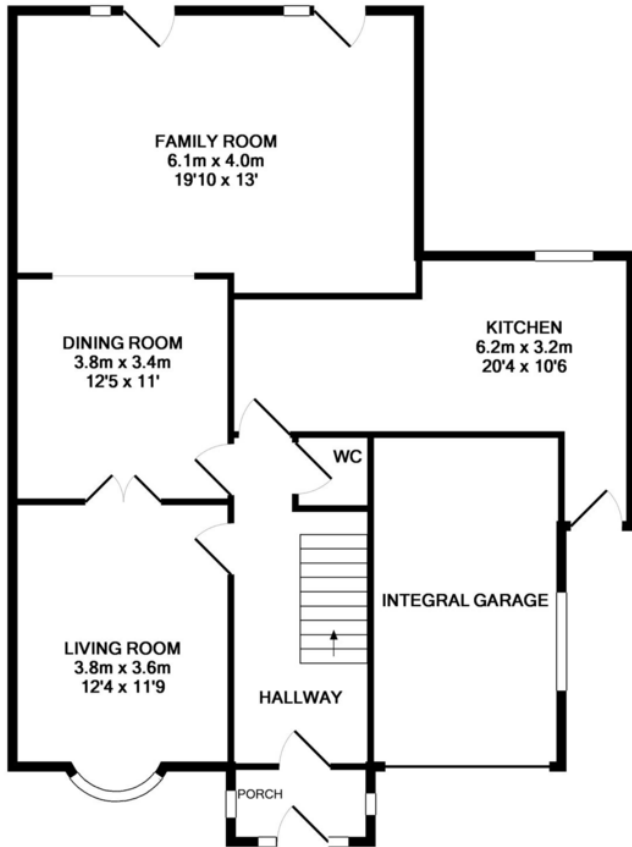




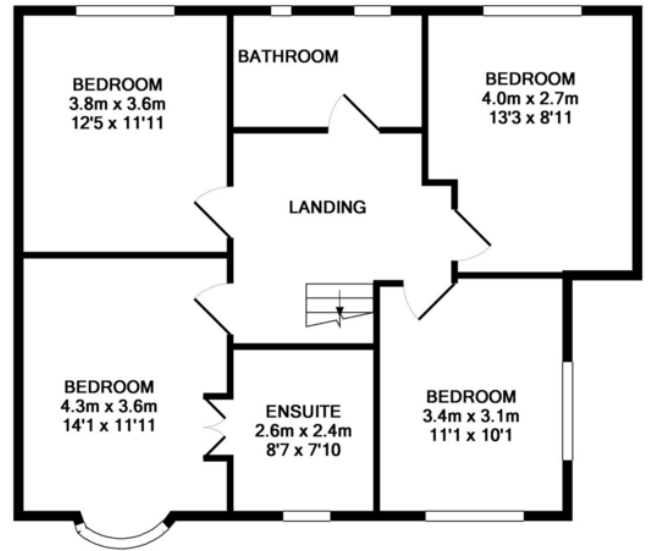


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GROUND FLOOR
APPROX. FLOOR
AREA 91.1 SQ.M.
(981 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 66.0 SQ.M.
(710 SQ.FT.)

TOTAL APPROX. FLOOR AREA 157.1 SQ.M. (1691 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Office 8
Burley Hill Trading
Estate
Leeds
West Yorkshire

www.morrison-watts.co.uk
info@morrison-watts.co.uk
0113 278 5555

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements