

# HUNTERS<sup>®</sup>

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## Tingley Hall Rise

Tingley, Wakefield, WF3 1QZ

Offers In The Region Of £585,000



Situated in a sought-after residential location, this impressive five bedroom detached home offers spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming hallway leading to a generous lounge, separate sitting room and a modern dining kitchen with direct access to the rear garden, along with useful utility space and internal access to the double garage. To the first floor, the property boasts five well-proportioned bedrooms, including a spacious master bedroom with en suite, a second bedroom also benefitting from en suite facilities, and a contemporary family bathroom serving the remaining rooms. Externally, the property enjoys a large, well-maintained rear garden, mainly laid to lawn with a patio seating area providing an ideal space for relaxing or entertaining. To the front, a block paved driveway offers ample off-street parking and leads to a double garage with power and lighting. This is a fantastic opportunity to acquire a substantial family home in a desirable area, early viewing is highly recommended.



**HALLWAY**

A spacious and welcoming entrance hallway providing access to the ground floor accommodation, with stairs leading to the first floor. The area benefits from having a gas central heating radiator.

**LOUNGE 25'3" x 11'10" (7.71 x 3.61)**

A generously sized and well-presented main reception room, ideal for both relaxing and entertaining. The space benefits from a large bay window to the front and French doors to the rear, allowing plenty of natural light to flow through. Finished in neutral tones, the room offers ample space for a range of furniture layouts and enjoys a bright, welcoming feel throughout.

**SITTING ROOM 12'1" x 9'1" (3.70 x 2.78)**

A well-proportioned and versatile reception room, ideal as a snug, home office or playroom. The room benefits from a window facing the rear garden allowing for plenty of natural light, along with a gas central heating radiator. Finished in neutral tones with modern flooring, double doors lead through to the main lounge, offering a flexible and open feel if desired.

**DINING KITCHEN 23'1" x 9'3" (7.06 x 2.82)**

A stylish and well-appointed dining kitchen, fitted with a range of modern wall and base units, integrated appliances, and ample worktop space. The room benefits from dual aspect windows, allowing for plenty of natural light, along with a gas central heating radiator. There is ample space for a dining table, with French doors opening out to the rear garden, creating an ideal space for both everyday living and entertaining.

**UTILITY ROOM 11'4" x 5'5" (3.46 x 1.67)**

A practical and well-equipped utility room, fitted with additional units, worktop space and plumbing for appliances. The room benefits from a side-facing window providing natural light, along with a gas central heating radiator, making it a bright and functional space for day-to-day use. There is also access to the garage via a door in this room.

**SNUG/OFFICE 5'5" x 10'6" (1.67 x 3.21)**

A useful space, currently utilised for storage but offering excellent potential as a home office or study room. The room provides space for appliances or desk setup, with power points and a practical layout to suit a range of uses.

**DOUBLE GARAGE 17'1" x 16'7" (5.21 x 5.08)**

A spacious double garage, currently utilised for storage, offering excellent versatility. Benefiting from power and lighting, the space provides great potential for a range of uses including secure parking, workshop or further storage.

**MASTER BEDROOM 11'10" x 14'7" (3.62 x 4.47)**

A generously proportioned master bedroom offering ample space for freestanding furniture. The room benefits from three windows allowing for plenty of natural light, along with a gas central heating radiator. Further enhanced by fitted air conditioning and access to a private en suite, creating a comfortable and well-appointed principal bedroom.

**EN SUITE 5'0" x 8'6" (1.54 x 2.61)**

A modern and well-presented en suite comprising a shower cubicle, low-level WC and wash hand basin. Finished with complementary tiling and benefiting from a heated chrome towel rail, providing both comfort and practicality.

**BEDROOM TWO 12'7" x 11'9" (3.85 x 3.59)**

A spacious double bedroom offering ample room for furnishings. The room benefits from a window providing good natural light, along with a gas central heating radiator. Well-presented throughout and conveniently positioned with access to an en suite, making it an ideal guest or second bedroom.

**EN SUITE**

A modern en suite fitted with a shower enclosure, WC and wash hand basin. Finished with complementary tiling.

**BEDROOM THREE 9'7" x 8'3" (2.93 x 2.53)**

A good sized bedroom currently utilised as a home office, offering flexibility for a range of uses. The room benefits from a window providing good natural light, along with a gas central heating radiator, making it a bright and practical space.

**BEDROOM FOUR 6'3" x 10'4" (1.92 x 3.15)**

A well-proportioned bedroom, currently used as a home office, offering versatility to suit a range of needs. The room benefits from a window providing natural light, along with a gas central heating radiator, creating a bright and functional space.

**BEDROOM FIVE 9'8" x 9'1" (2.95 x 2.79)**

A comfortable and well-sized bedroom, ideal for use as a guest room, nursery or additional home office. The room benefits from a large window allowing for plenty of natural light, along with a gas central heating radiator. Offering a practical layout with space for furnishings, this is a bright and versatile addition to the home.

**FAMILY BATHROOM 7'1" x 8'4" (2.17 x 2.56)**

A modern three-piece suite comprising a panelled bath with shower attachment, wash hand basin and low flush WC. Part tiled walls and complementary flooring. Frosted window allowing for natural light and has a fitted gas radiator.

**EXTERIOR**

The rear of the property contains a generous and well-maintained rear garden, mainly laid to lawn and offering an excellent outdoor space for families and entertaining. The garden enjoys a good degree of privacy, with fenced boundaries and a pleasant open outlook to the rear. A paved patio area sits directly off the property, ideal for outdoor seating. The space is well-proportioned, capturing plenty of natural sunlight throughout the day, making it perfect for relaxing or hosting.

To the front, the property benefits from a spacious block-paved driveway providing ample off-street parking for multiple vehicles, along with access to the double garage. The frontage is neatly presented with low-maintenance landscaping and a welcoming entrance, enhancing the property's kerb appeal.

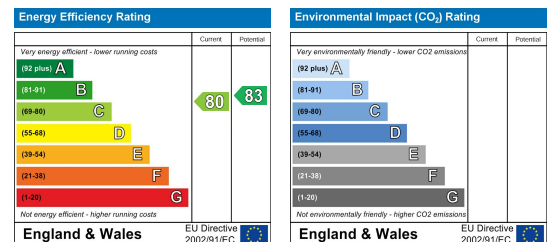
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.