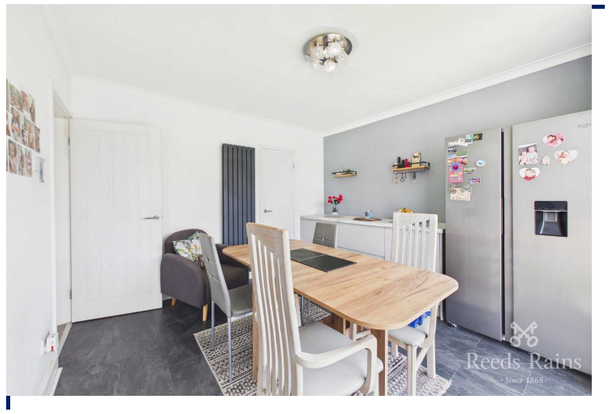
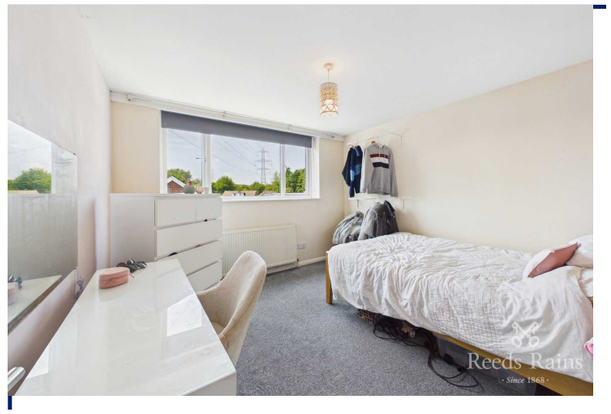




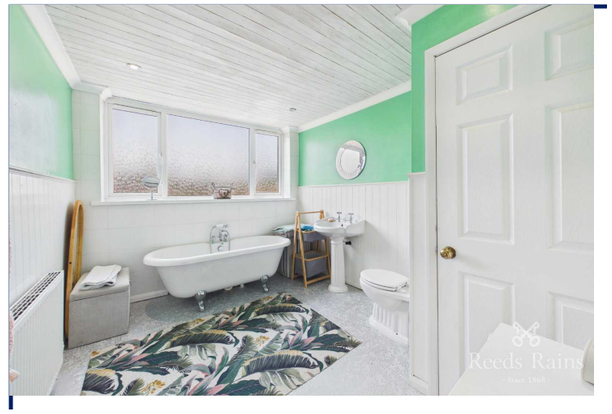












Lingwell Gate Crescent, Wakefield,
West Yorkshire, WF1

Reeds Rains

Asking Price: £325,000
Freehold

reedsrains.co.uk

The Property Ombudsman

Lingwell Gate Crescent, Wakefield, West Yorkshire, WF1

Asking Price: £325,000 Freehold

Council Tax Band: B
EPC Rating: TBC

Semi-detached bungalow boasting 4 bedrooms and a spacious garden. This accessible property features off-street parking and ample outside space. Perfect for families seeking a comfortable and convenient home.

Ground Floor

Hallway
With PVC entrance door, laminate floor and gas central heating radiator.

Lounge
16'2" x 11'2" (4.93m x 3.4m)
Reception room, with laminate floor, gas central heating radiator, uPVC double glazed window to the front elevation and log burner as the rooms focal point.

Dining Room
11'3" x 11'3" (3.43m x 3.43m)
Reception area with click tile laminate floor, space saving radiator, under stair storage, Patio doors lading out into the rear garden and additional units and counter top space.

Kitchen
7'9" x 8'10" (2.36m x 2.7m)
Fitted kitchen comprising of wall and base units with 1 1/2 sink/drainer and laminate worktops. With integrated appliances such as oven, gas hob and cooker hood over as well as plumbing for a washing machine. This kitchen has a uPVC double glazed window overlooking the rear garden.

Bedroom One
11'4" x 8'9" (3.45m x 2.67m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bathroom
This fully tiled suite briefly comprises of; walk in shower, wash hand basin, low level WC, heated towel radiator and uPVC double glazed frosted window.

First Floor

First Floor Landing
Carpeted landing space with gas central heating radiator.

Bedroom Two
11'3" x 11'2" (3.43m x 3.4m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three
13' x 9'7" (3.96m x 2.92m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the side elevation.

Bedroom Four
6'6" x 10'7" (1.98m x 3.23m)
Bedroom currently used as a dressing room with carpeted floor, gas central heating radiator Velux Window.

Bathroom
10'11" x 8'11" (3.33m x 2.72m)
This suite briefly comprises of; free standing bath, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

External
This home benefits from a generous corner plot offering lawned gardens to the front and side with a spacious paved driveway leading up the side of the property. To the rear this home has an enclosed garden made up of patio and artificial grass areas with the benefit of a summer house.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk