



6 Jakeman Close, Tingley, Wakefield, West Yorkshire, WF3 1UP

NO CHAIN: Well presented four bedroom detached property. The spacious family accommodation is ideally located for commuters due to the close proximity of the motorway networks.

The accommodation comprises: Entrance hall, lounge, downstairs WC, kitchen, dining room, conservatory, 4 bedrooms +en-suite and house bathroom.

Asking Price £385,000

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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 13'3" (4.03) x 20'1" (6.11) (Into Bay)

Feature fireplace with fire.

STUDY/DINING ROOM 11'5" 8'2" (3.48m 2.5m)

KITCHEN 10'1" x 9'2" (3.07m x 2.8m)

Well equipped kitchen with range of base and wall units, worktops and sink unit. Double oven, hob and extractor fan. Integrated washing machine and dishwasher.

CONSERVATORY

LANDING

MASTER BEDROOM 10'1" x 9'9" (3.07m x 2.97m)

EN-SUITE SHOWER ROOM/W.C. White suite.

BEDROOM 2 9'10" x 9'1" (3m x 2.77m)

BEDROOM 3 11'7" x 7'8" (3.53m x 2.34m)

BEDROOM 4 10'5" x 8'6" (3.18m x 2.6m)

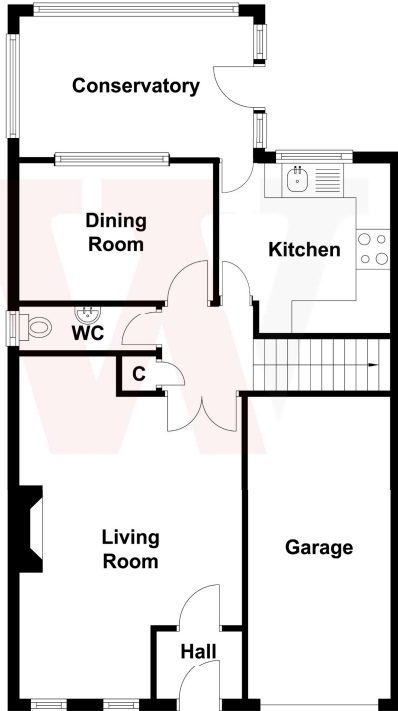
BATHROM/W.C. White bathroom suite.

OUTSIDE Garden and driveway to front leading to INTEGRAL GARAGE. Garden to rear.

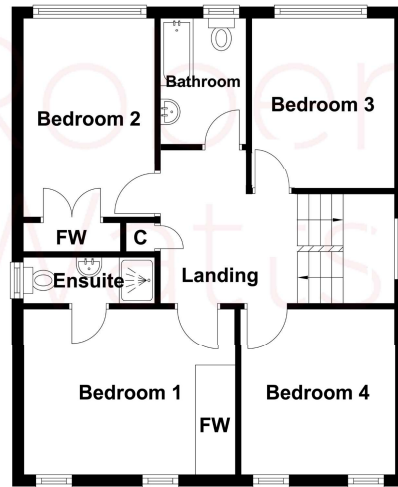
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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