



22, Old Hall Road, Wakefield, Yorkshire, WF3 1QD

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Stop renting and own your own home.
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This is a spacious three bedroom semi-detached property situated in Tingley. The accommodation comprises: three bedrooms, lounge / diner, kitchen and shower room. To the front of the property there are double wrought iron gates opening to a driveway which provides off-street parking. There is a single wrought iron gate opening to a pathway leading to the front entrance door and an area laid to lawn enclosed by wall and hedging. The rear garden is enclosed by fencing and is mainly laid to lawn with a raised decked area. It is situated close to local amenities and motorway networks providing a great commuter base. The property benefits from UPVC double glazing and a gas central heating system.

Key features:
Three Bedrooms



ENTRANCE HALLWAY

A wooden door with an obscure glazed panel opens to the spacious entrance hallway which has stairs leading to the first floor landing, a radiator, a window overlooking the side aspect, an under stairs double storage cupboard, doors leading to the lounge and kitchen. A wooden door leads out to the side aspect.

KITCHEN 10'7" x 9'6" (3.25m x 2.9m)

Fitted with a range of wall and base units with marble effect roll edge work surfaces over, a single bowl stainless steel drainer sink unit, tiling to splash back areas, an electric oven, a gas hob and an overhead extractor hood. There is space and plumbing for a washing machine, two windows overlooking the side and rear aspects and a door leading to the lounge / diner.

LOUNGE / DINER 21'3" x 10'0" (6.5m x 3.07m)

There are two windows overlooking the front and rear aspects, two radiators, a wooden 'Adam' style fire surround with marble effect back and hearth with inset coal effect gas fire.

FIRST FLOOR LANDING

With an access hatch leading to the loft space, a window overlooking the side aspect and doors leading to the three bedrooms, house bathroom and a built-in storage cupboard

BEDROOM 1 12'0" x 11'1" (3.68m x 3.38m)

There is a window overlooking the front aspect, a radiator and a dado rail.

BEDROOM 2 11'1" x 9'8" (3.4m x 2.95m)

With a window overlooking the rear aspect, a radiator, a dado rail and a built-in storage cupboard.

BEDROOM 3 11'1" x 8'11" (3.4m x 2.74m)

A window overlooks the front aspect and a radiator.

SHOWER ROOM 7'8" x 5'8" (2.34m x 1.73m)

Fitted with a three piece suite in white comprising a WC, a wash basin set in vanity unit and a walk-in shower cubicle with electric shower over. With tiling to the walls, a radiator and two obscure glazed windows overlooking the rear and side aspects.

GARDENS

To the front of the property there are double wrought iron gates opening to a driveway which provides off-street parking. There is a single wrought iron gate opening to a

pathway leading to the front entrance door and an area laid to lawn enclosed by wall and hedging. The rear garden is enclosed by fencing and is mainly laid to lawn with a raised decked area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	66
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	64	64
EU Directive 2002/91/EC		

