



## Turnberry Drive, Tingley

Off street parking for up to four vehicles | Open plan 'family hub' feature | Integral garage | A large wooden outhouse | Combi boiler | Three shower/bathrooms | Utility room | Four double bedrooms

4 Bedroom Detached House | Asking Price: **£459,950**

Rosedale  
& Jones 

# Turnberry Drive, Tingley

## SUMMARY DESCRIPTION

A very spacious and modern home. Well presented, with numerous upgraded features throughout. Book your viewing today to avoid missing out.

## Key Features

- Off street parking for up to four vehicles
- Open plan 'family hub' design
- Integral garage
- A large wooden outhouse
- Combi boiler
- Three shower/bathrooms
- Utility room
- Four double bedrooms



## **LOCATION**

A quiet little cul de sac, situated within a popular residential estate. The property is close to a range of useful amenities, including: a range of supermarkets, multiple entertainment complexes and pubs/restaurants, there is also a major shopping centre within close proximity too. There are multiple art galleries and several prestigious private schools located within a short commute and your access routes really could not be much better by car. The M62 and M1 motorway systems are located just around the corner and this makes it very easy to access most of the major local hubs nearby. Huddersfield, Leeds, Bradford, Wakefield and Barnsley are all accessible in no more than thirty minutes by car.

## **EXTERIOR**

### **Front**

A grass lawn with a low hedge-line to the boundary. Off street parking for up to four vehicles quite comfortably and additional on street parking is also available. Secured side access to the rear. Integral garage.

### **Rear**

A large garden with a raised patio area, which is ideal for some garden furniture. The garden consists of a small grass lawn and is surrounded by floral borders. Features include: a decking area, a large outhouse, which currently houses a hot tub and bar area and a wood store.

## **INTERIOR - Ground Floor**

### **Porch**

A useful space for shoe and coat storage. Double Glazed windows and a composite exterior door to the front aspect.

### **Entrance Hall**

A large and welcoming space with premium floor tiles, under-stairs storage and a large display unit. Central Heated radiator and under-stairs storage.

### **Kitchen/ Diner/ Snug**

A modern design, with premium quality tiled floors throughout. Plenty of storage capacity and the floorspace can accommodate a range of furniture options, as required. The open plan, 'Family Hub' design is a very popular layout these days, an impressive space. Kitchen features include: a breakfast bar, a 1.5l capacity sink and drainer, Granite worktops and wall length up-stands with additional space for a 'plumbed in' American fridge freezer. Supported appliances include: a fitted electric oven, four gas 'ring' hobs with a fitted extractor fan above and additional space for a free-standing dishwasher. Double Glazed windows to the rear aspect. Two Central Heated radiators. The snug benefits from elevated views onto the beautifully presented rear garden and can support a three piece sofa suite and an arm chair quite comfortably. Double Glazed windows and Exterior French doors to the rear aspect.

### **Utility Room**

Premium quality tiled flooring. Features include: space to accommodate a free-standing washing machine and a separate tumble dryer. There is also some worktop space available. Double Glazed windows and a composite exterior door to the side aspect.

## **W/C**

Features a w/c, a wash basin and a Central Heated radiator. 'Frosted' Double Glazed window to the front aspect and premium tiled floors.

## **Lounge**

Another very spacious room, which features high grade flooring and has the capacity to accommodate a range of furniture layouts. The room also features a beautifully carved stone fireplace, with gas fire and a marble base. Double Glazed bay windows to the front aspect and a Central Heated radiator. Wall mounted, 'mood' lighting.

## **INTERIOR -First Floor**

### **Landing**

Loft access and a Central Heated radiator.

### **Master Bedroom**

Comfortably large enough to accommodate a Super-Kingsize bed and some associated furniture, as preferred. The room also features fully fitted quadruple wardrobes and a dressing table. Central Heated radiator and Double Glazed windows to the front elevation.

### **Master Ensuite**

A contemporary design, which features high grade floor and wall tiling. Additional features include: a walk-in 'Rain effect' shower, a w/c and a wash basin with fitted storage underneath. Central Heated towel rack, an extractor fan and 'frosted' Double Glazed windows to the side elevation.

### **Bedroom Two**

Another very spacious room which can support a Double bed and additional furniture quite comfortably. Central Heated radiator and Double Glazed windows to the front elevation. Note: The room also shares a 'Jack & Jill' shared ensuite with Bedroom Three (described below).

### **Jack and Jill Ensuite**

Fully tiled, with a standing shower cubicle, a w/c and a wash basin, complete with fitted storage units underneath. Central Heated radiator and an extractor fan.

### **Bedroom Three**

Large enough to support a King-size bed if preferred. The room also features fitted wardrobes and a dressing table. Central Heated radiator and Double Glazed windows to the rear elevation. Note: This room also features shared access to the 'Jack & Jill' ensuite.

### **Bathroom**

A fully tiled bathroom installation. Features include: a w/c, a wash basin and a bathtub with standing shower and glass water guard. Central Heated towel rack, and a 'frosted' Double Glazed window to the rear elevation. Extractor fan and some built in storage units.

#### **Bedroom Four**

Large enough to support a double bed and some additional furniture. The room also benefits from fitted treble wardrobes. Double Glazed windows to the rear elevation and a Central Heated radiator. Note: This room is currently used as a home gym.

#### **Unique Reference Number**

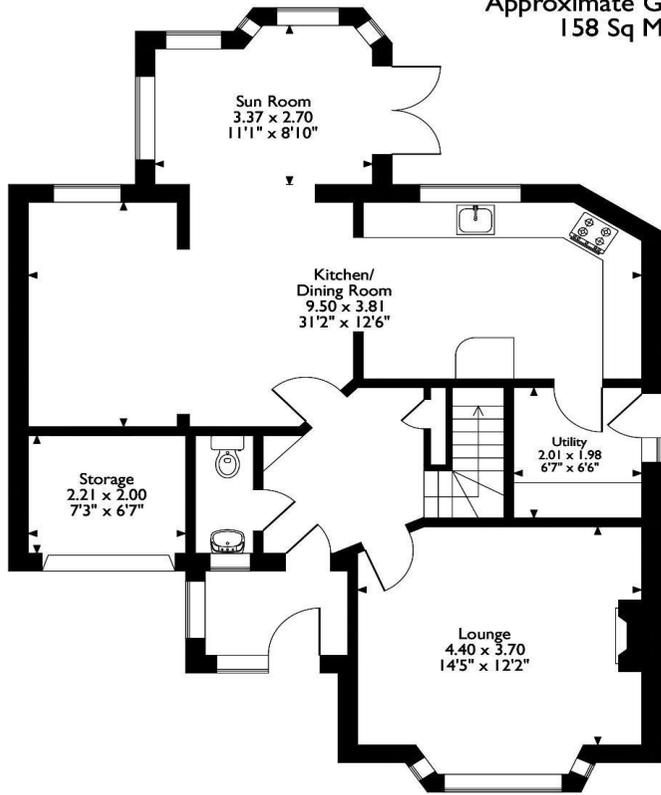
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#### **Disclaimer**

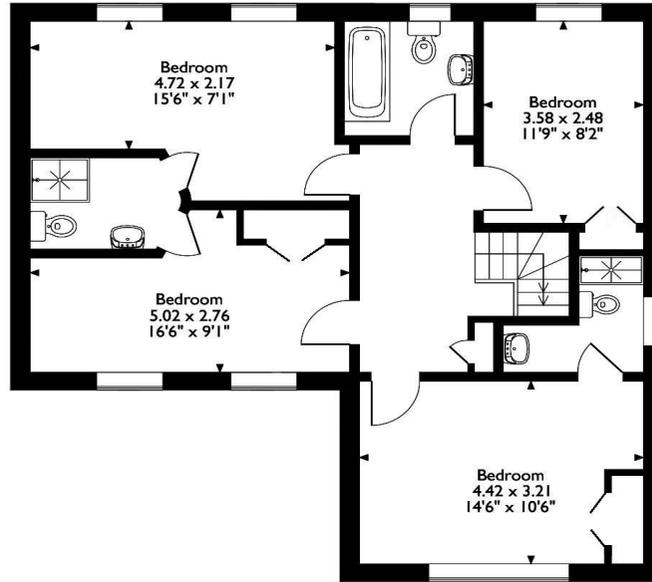
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Turnberry Drive Tingley, Wakefield, West Yorkshire  
 Approximate Gross Internal Area  
 158 Sq M/1700 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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01924 792796

Rosedale and Jones, % Keller Williams, Richmond House,  
 Lawnswood Business Park, Leeds, LS16 6QY

info@rosedaleandjones.co.uk