

38 Tong Lane Tong Village



Four Bedroom Stone Detached Offers in the region of: £525,000

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38 Tong Lane Tong Village, BD4 0RP

* VILLAGE LOCATION ** CHAIN FREE *
* LUXURY FITTINGS ** SPACIOUS
ACCOMMODATION ** COUNTRYSIDE
VIEWS ** INTEGRAL APPLIANCES **
LUXURY BATHROOM / KITCHEN **
VERY WELL PRESENTED *

An opportunity to purchase this SPACIOUS FOUR BEDROOM PROPERTY situated in the heart of TONG VILLAGE and enjoying views over open countryside. The property has been MAINTAINED TO A HIGH STANDARD by the current owners and offers luxury accommodation over two floors; Briefly throughout the accommodation comprises of a HALLWAY with stairs leading to a GALLERIED LANDING, a LIVING ROOM with a stone fireplace and Multi-fuel stove, a DINING ROOM, a FITTED BREAKFAST KITCHEN with an ample range of cabinets and some INTEGRAL APPLIANCES, UTILITY ROOM with access to the rear garden and integral garage, a GUEST WC, THREE GOOD SIZED BEDROOMS, a FOURTH BEDROOM / STUDY, and EN-SUITE to the master bedroom with a FIVE PIECE SUITE and a FAMILY BATHROOM / WC with LUXURY FITTINGS. Externally there is AMPLE PARKING to the front of the property, an INTEGRAL SINGLE GARAGE with internal access to the property, and GOOD SIZED GARDENS to the front, side and rear. Country walks around Tong & Cockersdale are on the 'door step', the Greyhound Public House and Cricket Pavillion are a short walk away. Leeds / Bradford and the Motorway networks are a short drive away. Early internal inspection is highly recommended to avoid disappointment. Internal viewing can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating:

The Property Benefits From:

Chain Free On Completion, DG & CH, Fitted Wardrobes, Luxury Fittings, Integral Appliances, Gardens, Garage, Off Street Parking

The Property Comprises of:

Hallway, Living Room, Dining Room, Fitted Kitchen, Utility Room, Cloakroom / WC, Four Bedrooms, En-suite, Family Shower Room

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed newly fitted front entrance door, double glazed windows to the front elevation, open plan to the Hallway / Sitting Room

Hallway / Sitting Room:

A good sized Hallway / Sitting Room with stairs rising to the first floor and a galleried landing, central heating radiator, exposed beams, part glazed (coloured & leaded) internal doors, double glazed window



Living Room:

Double glazed window with mullions to the front elevation, a stone fireplace and hearth with a multi-fuel stove, television & telephone points with connections for Sky, double doors through to the dining room, central heating radiator



Dining Room:

Double glazed sliding patio doors opening onto the rear garden, central heating radiator, laminated flooring, double doors through to the living room

Inner Hall:

A rear hallway, central heating radiator

Cloakroom / WC:

Double glazed window to the rear elevation, low flush WC, wash basin



Fitted Breakfast Kitchen:

Double glazed windows to the side and rear elevations, a modern range of fitted wall, drawer & base units, complimentary work surfaces, display shelving, an inset 1 ¼ bowl stainless steel sink and drainer, electric hob with an extractor above, eye level double oven / grill, integral fridge / freezer, plumbing for a dishwasher, tiled flooring, inset ceiling lighting, pantry / store cupboard

Utility Room:

A part glazed rear entrance door, double glazed window to the rear elevation, work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, central heating radiator, internal access to the garage



FIRST FLOOR:

Gallery Landing:

A galleried landing, access to the first floor accommodation

Bedroom One:

Double glazed window to the front elevation (open views), inset ceiling lighting, television point, a range of fitted wardrobes and drawer units, central heating radiator



Five Piece En- Suite:

Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath, low flush WC, bidet, wash basin, double shower cubicle with shower, inset ceiling lighting, storage / linen cupboard, tiled flooring, central heating radiator



Bedroom Two:

Double glazed window to the rear elevation (open views), inset ceiling lighting, central heating radiator, television point

Bedroom Three:

Double glazed window to the front elevation (open views), inset ceiling lighting, central heating radiator

Study / Bedroom Four:

Double glazed window to the rear elevation, central heating radiator

House Bathroom / WC:

Double glazed Velux window to the rear elevation, double glazed window to the side elevation, a modern luxury suite comprising of a large double shower cubicle with a plumbed shower, wash basin set into a vanity unit with drawers below, low flush WC with a concealed cistern, inset ceiling lighting, central heating radiator, laminated flooring



TO THE OUTSIDE:

Drive / Garage:

Gated access to a gravel driveway which provides off street parking for several cars and access to a single integral garage with power, light and internal access to the property



Gardens:

The rear and side gardens are a good size and enclosed with paved seating areas, a variety of planting and a lawn



Views:



Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right onto the Ring Road, continue to the second set of traffic lights, turn left into Tong Road proceed up in to Tong Village Tong Lane and number 38 can be found on the right and is signified by our FOR SALE SIGN

Mortgages:

Trust Financial Solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Trust will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces to Trust Financial Solutions Ltd for the purpose of arranging and advising on mortgages and protection. Trust Financial Solutions Ltd is an appointed representative of First Complete Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 7777 - 12 March 2019

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved by the vendor and may be subject to change!!

