

## **16a Tong Lane Tong**



### **Two Bedroom Stone Cottage Offers in the region of: £285,000**

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## **16a Tong Lane Tong, BD4 0RP**

\* VIRTUAL TOUR AVAILABLE \*  
\* CHARMING STONE COTTAGE \*  
\* MANY ORIGINAL FEATURES \*  
\* SPACIOUS ACCOMMODATION \*  
\* \* TWO DOUBLE BEDROOMS \* \*  
CH & DG \* \* OFF STREET  
PARKING \* \* GARDENS \* \*  
GOOD ACCESS TO M62 /M1 \*

This charming TWO BEDROOM STONE COTTAGE was originally a 'lambing shed', and has been sympathetically converted into a LUXURY cottage retaining many of its original features. The property has the modern benefits of double glazing, gas fired central heating, a luxury bathroom and a private and enclosed rear garden with a lawn and paved seating area. Solid Oak and slate flooring compliment the cottage feel as do the farmhouse style kitchen and the exposed beams & roof structure.

Being a short drive from the M62 / M621 motorways the property is ideal for buyers wishing to commute to the major commercial centres of West Yorkshire and beyond; and for those wanting a more relaxing lifestyle, the property is a short walk from open countryside, the Tong & Cockersdale conservation area, Fulneck valley and the Greyhound Public House and cricket ground.

The front door opens into a HALLWAY with a slate floor and exposed beams; additional ground floor accommodation includes a

### **The Property Benefits From:**

Lots of Character, Stone Cottage, Village Location, DG, CH, Exposed Beams, Oak & Slate Flooring, Private Garden, Off Street Parking

### **The Property Comprises of:**

Entrance Hallway / Porch, Living Room, Fitted Breakfast / Dining Kitchen, Bedrooms, Bathroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

#### **Hallway / Porch:**

Access via an Oak entrance door, double glazed floor to ceiling windows, exposed ceiling beams, inset spotlights, slate flooring.

#### **Living Room:**

Double glazed French doors with double glazed windows to either side opening onto the rear garden, Oak flooring, exposed ceiling beams, a feature fire place with a stone mantle, legs and hearth, central heating radiators, an open staircase with a timber banister to the first floor, television point, cottage style Oak internal door providing access to the



#### **Fitted Kitchen:**

Double glazed windows to the front and rear elevations, a farmhouse style range of fitted kitchen units with timber work surfaces, an inset Belfast sink with mixer taps, space for a fridge / freezer, plumbing for an automatic washing machine and a dishwasher, cooker point, chimney style extractor hood, exposed lintel, tiled slate flooring, dining / breakfast



## **FIRST FLOOR:**

### **Landing:**

Exposed ceiling beams, double glazed Velux roof window, access to the first floor accommodation

### **Bedroom One:**

Double glazed window to the rear elevation, central heating radiator, telephone point, exposed purlin and roof structure



### **Bedroom Two:**

Double glazed window to the front elevation, central heating radiator,

exposed lintel, purlin and ceiling structure, telephone point, built in wardrobes / storage cupboards



### **Bathroom /WC:**

Double glazed window to the rear elevation, a three piece white suite comprising of a roll top bath with claw feet and a shower above, low flush WC, pedestal wash basin, wall and floor tiles, exposed ceiling beams, inset ceiling lights



## **TO THE OUTSIDE:**

### **Parking:**

To the property benefits from having an off road gravel parking area to the front.

### **Gardens:**

The rear garden benefits from being private, enclosed by stone walls and has a flagged patio / seating area, a stone barbeque, a lawn, a variety of planted shrubs and trees, external lighting and a garden shed. To the

front the garden area is open with a flagged path leading to the front entrance door.



**EPC Link:**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1910-9121-2000-0295-5222>

Reach 4 Mortgage 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, Reach 4 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 Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd

**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](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto:sales@kathwells.com)

**THINKING OF SELLING?**

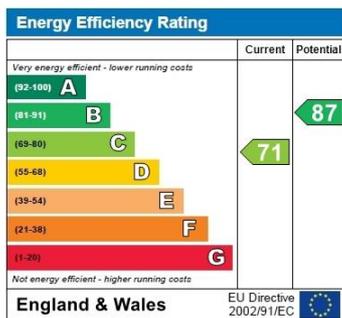
Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

**Reference** 9010 - 08 April 2021

**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

**These details have not yet been checked or approved by our Vendor and may be subject to change!!**



**Directions:**

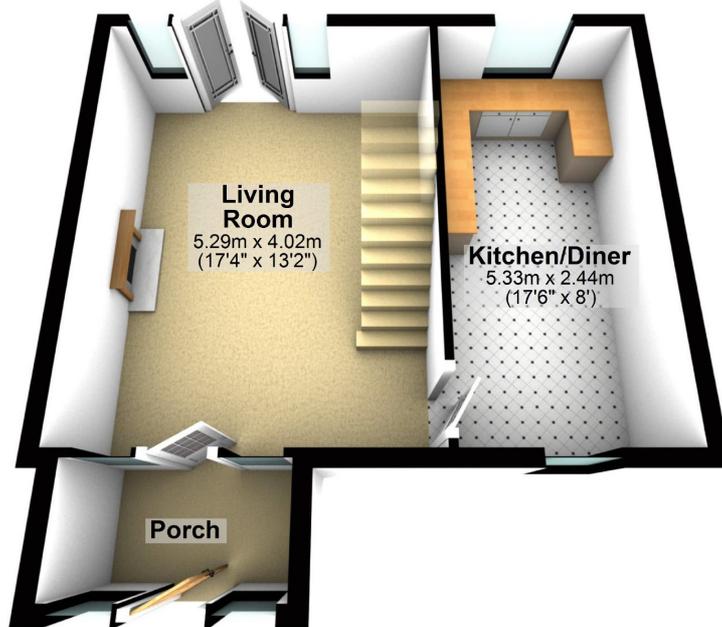
From our Gildersome office proceed across the mini roundabout into Church Lane and continue to the traffic lights, turn right and then first left into Back lane and continue to the "T" junction, turn left into Tong Road and continue into Tong Village. Number

**Mortgages:**



### Ground Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)

