



Rosedale Drive
Tingley
Wakefield
West Yorkshire
WF3 1WG

Offers in Excess of £420,000

bettermove 

Rosedale Drive

Wakefield

Bettermove are proud to present this impressive 5 bedroom house in the sought after area of Tingley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and double garages. The council tax band is F.

The interior of this beautifully presented spacious property comprises a spacious living room, utility room, downstairs WC, study room, dining room and fitted kitchen on the ground floor. The first floor consists of 5 bedrooms, 2 ensuite bathrooms and the family bathroom. The exterior boasts a private rear garden with seating area, perfect for enjoying the summer months.

Located in the popular village of Tingley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. There are great primary and secondary schools nearby and Ardsley Reservoir on your doorstep. Excellent transport connections can be found from the M62 & the M1, Batley & Outwood Train Stations and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

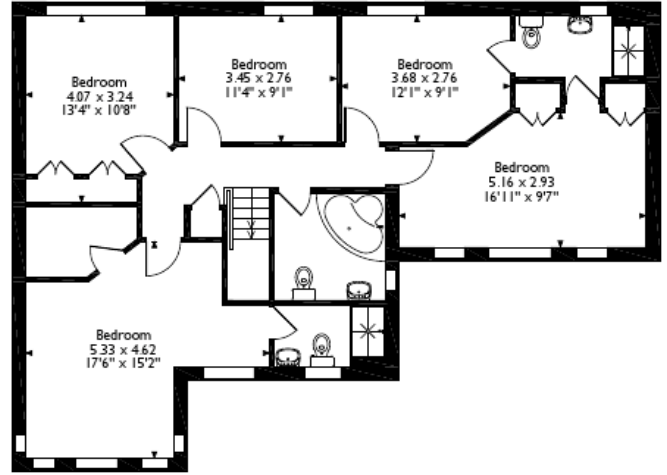
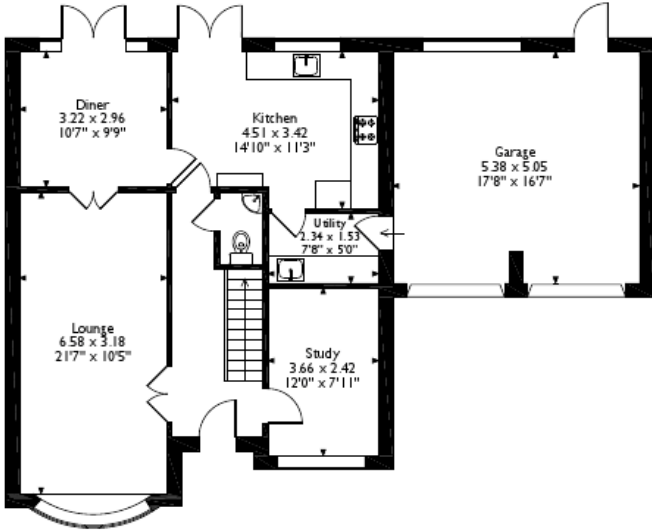
The exclusivity fee is returned to you upon successful completion of the property.



Rosedale Drive, Tingley, Wakefield

Approximate Gross Internal Area

194 Sq M/2089 Sq Ft



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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk