



**Batley Road  
Tingley  
Wakefield  
West Yorkshire  
WF3 1HE**

**Offers in Excess of £250,000**

**bettermove**

# Batley Road Wakefield

Bettermove are proud to present this 3 bedroom semi-detached dormer bungalow in Tingley with stunning far reaching views.

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

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, double bedroom and the family bathroom on the ground floor. The first floor consists of 2 bedrooms and an ensuite shower room. The exterior boasts a private rear garden, 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. Excellent transport connections can be found from M1, the M62 and Morley Train Station.

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

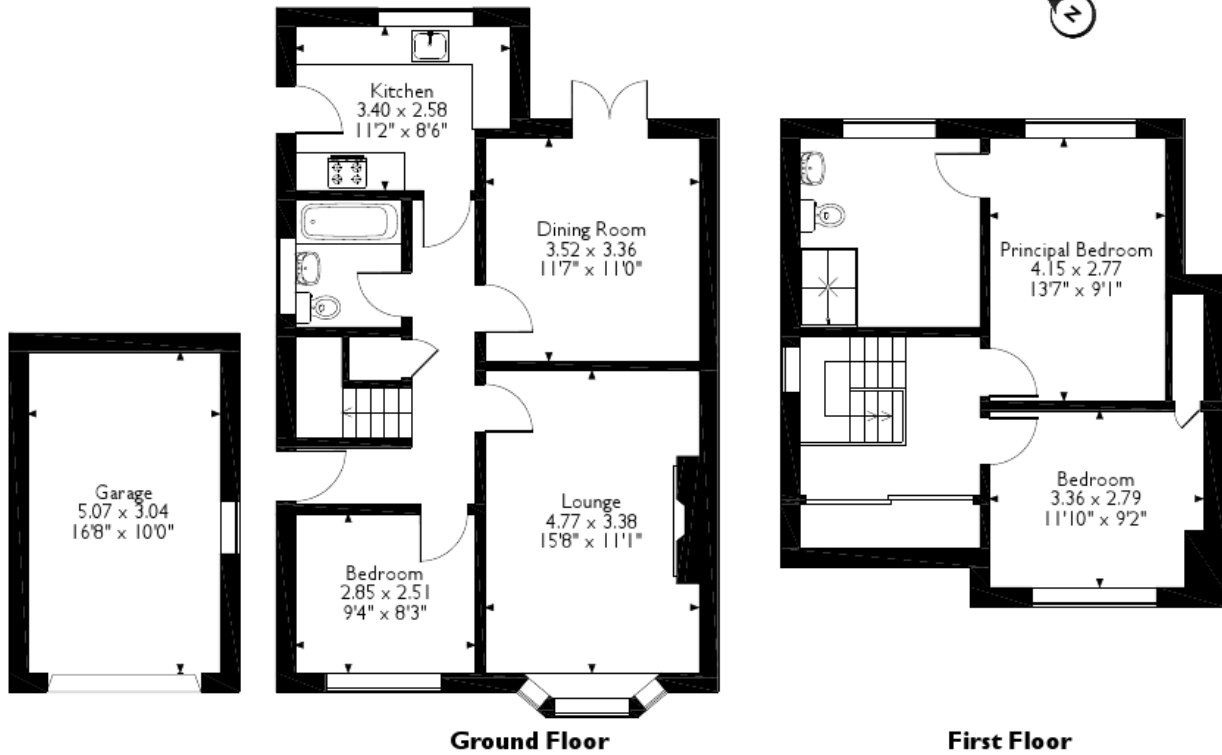
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

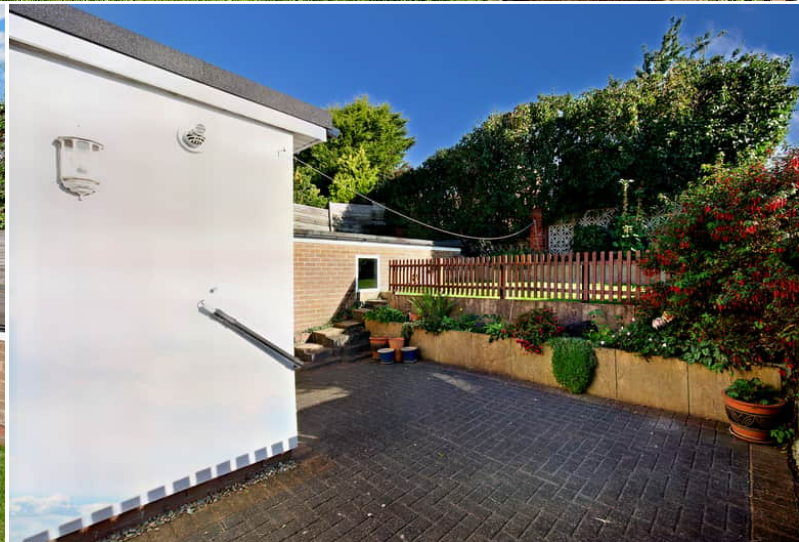


Batley Road, Tingley, Wakefield  
 Approximate Gross Internal Area  
 Main House = 102 Sq M/1098 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 117 Sq M/1259 Sq Ft



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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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