



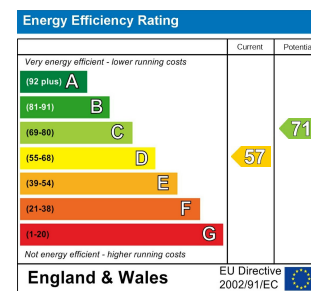
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**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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**66 Manygates Lane, Sandal, Wakefield, WF2 7DW**

**For Sale Freehold £560,000**

Superbly appointed throughout and enjoying an elevated position on a corner plot, offering an abundance of character and original features throughout is this substantial four bedroom semi detached period home offering further potential to extend and convert the loft space, subject to consent.

The property fully comprises of reception hall, sitting room, living room, kitchen/diner with steps leading down to the cellar rooms located on the lower ground floor. To the first floor landing there are four double bedrooms with the principal bedroom benefitting from a stunning en suite shower room, as well the four piece suite house bathroom serving the landing. Outside, to the front there is an attractive lawned garden sweeping around the side. A timber gate provides access into the enclosed rear garden with two patio areas and an attractive lawned garden with planted borders within and completely enclosed by timber panelled surround fences. Steps lead down to a cast iron gate to the side street where there is three off road parking space and a single garage furthering the off road parking for the property.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property sits on the doorstep of Sandal Castle with Pugneys Water Park only a short walk away. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early appraisal to fully reveal the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### RECEPTION HALL

17'0" [min] x 20'8" [max] x 8'10" [5.20m [min] x 6.30m [max] x 2.71m)

Original picture rail, ornate coving to the ceiling, solid wooden floor, two central heating radiators, UPVC double glazed window overlooking the side aspect with original stained glass insert, and staircase with solid wooden handrail with spindles leading to the first floor landing. Doors providing access to the kitchen/diner, living room and sitting room.

### SITTING ROOM

12'10" [max] x 11'11" [min] x 13'5" [3.93m [max] x 3.65m [min] x 4.10m )

Walk in bay window with UPVC double glazed window overlooking the front garden with original stained glass insert, ornate coving to the ceiling, ceiling rose, picture rail, solid wooden floor, living flame effect gas fire on marble hearth, marble matching interior and wooden decorative surround. Fixed shelving and central heating radiator.



### LIVING ROOM

16'11" [min] x 24'1" [max] x 14'10" [5.16m [min] x 7.35m [max] x 4.54m)

Multi fuel cast iron burner inset onto a slate hearth, UPVC double glazed window overlooking the front aspect with original stained glass insert, further UPVC double glazed windows to the rear and side. Ceiling rose, ornate coving to the ceiling, three wall lights, tall skirting boards and two central heating radiators.

### KITCHEN/DINER

16'10" x 11'4" [5.14m x 3.47m)

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 sink and drainer with swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a large fridge/freezer freestanding and space for a Range cooker inset onto the chimney breast with tiled surround above and inset spotlights over. Downlights built into the wall cupboards, laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear aspect, coving to the ceiling, timber cladding to the ceiling. Composite rear entrance door with UPVC double glazed sun light above and timber door housing a staircase leading down the lower ground floor cellar rooms.



### CELLAR

8'6" x 7'11" [2.60m x 2.43m)

Light within, timber single glazed sash window to the front aspect. Timber door providing access into the boiler cupboard.

### CELLAR

4'8" x 8'6" [1.44m x 2.61m)

Range of wall and base units with laminate work surface over and houses the condensing regular boiler.

### FIRST FLOOR LANDING

Loft access, central heating radiator, doors providing access to four bedrooms, house bathroom and large storage cupboard.

### BEDROOM ONE

13'7" x 12'2" [4.15m x 3.71m)

UPVC double glazed window overlooking the rear elevation, central heating radiator, ornate coving to the ceiling, picture rail and a range of fitted wardrobes and dressing table. Timber door providing access into the modern en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

2'9" x 7'7" [0.86m x 2.33m)

Walk in shower cubicle with bi-folding glass door, chrome waterfall rain shower head and shower attachment, wash basin with chrome waterfall mixer tap built into high gloss vanity cupboard below, concealed low flush w.c., fully tiled walls and floor. Inset spotlights to the ceiling, wall mounted extractor fan and contemporary white radiator with chrome towel rail.

### BEDROOM TWO

13'4" x 12'11" [4.08m x 3.96m)

UPVC double glazed window with original stained glass insert overlooking the front elevation, central heating radiator and ornate coving to the ceiling.



### BEDROOM THREE

9'5" x 8'10" [2.89m x 2.71m)

Coving to the ceiling, UPVC double glazed window with original stained glass insert overlooking the front elevation and central heating radiator.

### BEDROOM FOUR

10'7" x 8'0" [3.25m x 2.46m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.

### BATHROOM/W.C.

16'10" x 5'6" [5.14m x 1.70m)

Four piece suite comprising panelled bath with mixer tap, low flush w.c., wash basin with chrome mixer tap built into high gloss vanity cupboards below, part tiled walls, shower cubicle with bi-folding glass doors with mixer shower, rain shower head and shower attachment within. Inset spotlights, large chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation and two doors providing access into the airing cupboard within fixed shelving within housing the water tank.



## OUTSIDE

To the front of the property there is an attractive lawned front garden with steps leading from the roadside with an upstanding Victorian light with privet hedges bordering, concrete pathway with attractive lawned garden flowing around the side with low maintenance slate border and timber gate providing access into the enclosed rear garden. Within the rear garden there's an attractive larger than average lawned rear garden with planted borders and corner timber decked patio area with low maintenance slate surround. There's a paved patio area tiered into two sections, perfect for entertaining and dining purposes with timber shed and completely enclosed by timber panelled surround fences with mature trees bordering. There's an outside water point connection under the kitchen window, outside light with sensor and outside light within a switch. Within the rear garden steps lead down to a cast iron gate providing access onto the street to the side. To the side there are two off road parking space and a third tarmac off road parking space on the opposite side of the road. There is a single garage with manual up and over door, furthering the off road parking for the property accessed to the side of the property.



## COUNCIL TAX BAND

The council tax band for this property is E.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.