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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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\*

Wakefield office 01924 339572,  
Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 30 Manygates Lane, Sandal, Wakefield, WF2 7DG

**For Sale Freehold £270,000**

Renovated to a high standard is this detached true bungalow offered for sale with no upper chain, which benefits from ceilings of 8.5ft, two bedrooms, conservatory, ample off street parking and front and rear gardens.

The property briefly comprises of an entrance hall, living room with kitchen and pantry, two bedrooms and conservatory, with a house bathroom/w.c. Outside there is an attractive lawned garden to the front, as well as double gated access for driveway parking. To the rear there is an easy to maintain lawn with block paved patio area and space for a garden shed. The property also has an burglar alarm for security.

Situated in this highly regarded part of Sandal, the property is well placed for access to a range of amenities including local shops, schools and bus routes. Asda Superstore, Pugneys Waterpark and Sandal Castle are nearby. J39 of the M1 motorway is easily accessible for those wishing to commute further afield for work.

This property has been renovated to a high standard and is in superb condition and is ready to move into. A viewing is highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Doors to living room, kitchen, two bedrooms and bathroom/w.c. Feature wood panelling, gas central heating radiator and tiled floor.

##### LIVING ROOM

12'11" x 11'10" [3.94m x 3.62m]  
Coving to the ceiling, UPVC double glazed window to the front, gas central heating radiator and stone fireplace with stone hearth and decorative log burner. As well as shelving units built into one side.

##### KITCHEN

12'9" x 8'10" [3.89m x 2.70m]  
UPVC double glazed window to the rear elevation and door leading to the side entrance hallway. Modern fitted kitchen with an array of wall and base units with integrated oven and cooker hood, space for a double fridge freezer, laminate work tops, tiled splash back along side walls and 1.5 sink and drainer with mixer tap.



##### PANTRY

Space for a washing machine, laminate work top with shelving units for storage, UPVC double glazed window to the side elevation and built in storage cupboard which houses the boiler.

##### BEDROOM ONE

12'11" x 11'8" [3.94m x 3.57m]  
UPVC double glazed window to the front elevation, gas central heating radiator and carpeted with skirting board. Feature wood panelling and fitted wardrobes with sliding doors.



##### BEDROOM TWO

12'8" x 11'11" max [3.87m x 3.65m max]  
UPVC double glazed French doors leading out to the conservatory at the rear, wood flooring, gas central heating radiator with wood flooring and skirting board.



##### CONSERVATORY

9'7" x 8'1" [2.94m x 2.48m]  
UPVC double glazed with side, rear and side windows, tiled floor and UPVC side French doors leading out to the rear garden.



##### BATHROOM/W.C.

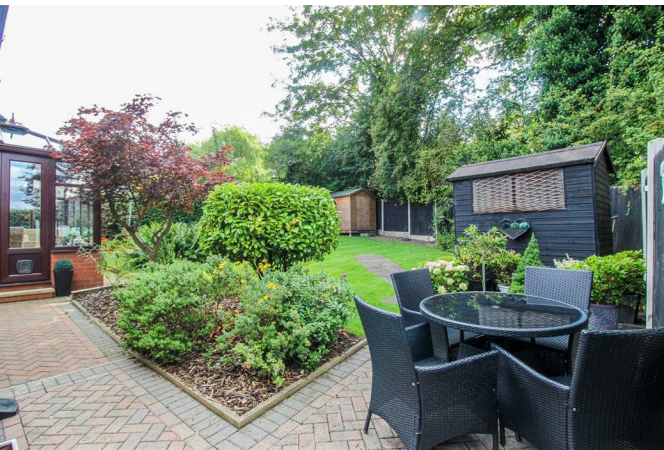
11'11" x 5'11" [3.65m x 1.82m]  
UPVC double glazed frosted window to the side elevation. Three piece bathroom suite with a wall mounted shower over the bath, low flush w.c. with wash hand basin, gas central heating radiator, fully tiled over shower and bath and partially tiled along the walls. Tiled flooring, extractor fan and fitted storage to one side.



##### OUTSIDE

Externally to the front of the property there is an attractive lawned garden with plants and shrubs bordering, door gate providing access to a block paved driveway with off street parking leading up

to the side of the property. To the rear there's a lawned garden, which is completely private and enclosed, with a bush and tree border with a block paved seating area to one side and space for two sheds.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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 six local offices.