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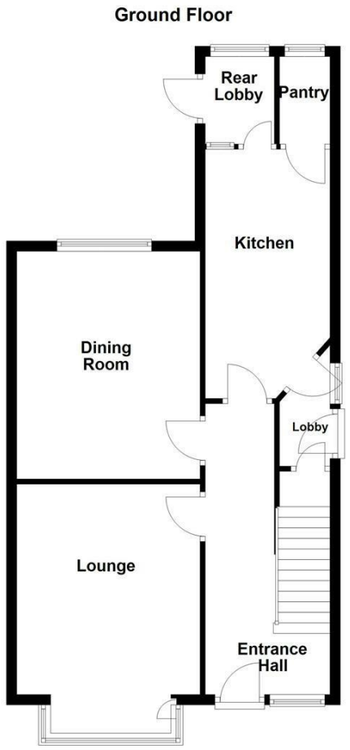
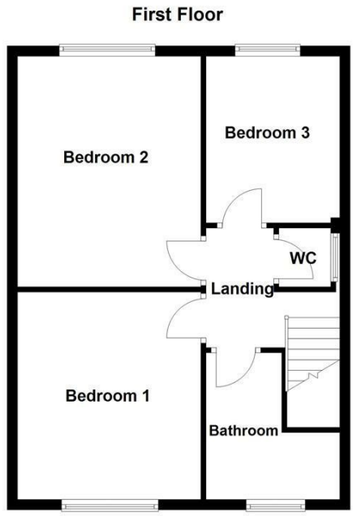




76 Manygates Lane, Wakefield, WF2 7DW

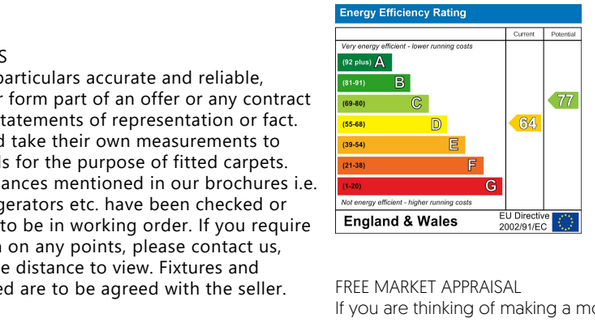
For Sale Freehold £360,000

Situated in the highly sought after area of Sandal, this deceptively spacious three bedroom home presents an excellent opportunity for buyers seeking a property with significant potential. While the home would benefit from modernisation, it offers well proportioned accommodation and scope for improvement throughout.

The accommodation briefly comprises an entrance hall, a generously sized lounge, separate dining room, kitchen, side lobby, and rear lobby. To the first floor, the landing provides access to three well sized bedrooms, the main house bathroom, and a separate WC. Externally, the property enjoys a lawned front garden and a driveway providing ample off road parking, leading to a good sized garage. The rear garden is predominantly laid to lawn and incorporates a block paved patio area, ideal for outdoor seating and entertaining. Please note there is pedestrian access to the rear via a pathway running down the side of the property towards number 78.

The property is conveniently positioned for a range of local amenities, including shops, reputable schools, and regular bus routes, with excellent transport links nearby, including the local railway station.

Offered for sale with no onward chain, this property is ideal for a variety of purchasers, including professional couples, families, or those looking to downsize. Early viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
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
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 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
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.

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.

ACCOMMODATION

ENTRANCE HALL
Accessed via the front entrance door, the entrance hall provides access to the first-floor landing. The space benefits from a double glazed frosted window to the front elevation, a frosted window above the door, central heating radiator, and doors leading to the lounge, dining room, and kitchen.

LOUNGE
11'6" x 16'8" (3.51m x 5.09m)
A well proportioned reception room featuring a double glazed bay window to the front elevation, central heating radiator, and gas fire with tiled surround. Further enhancements include coving to the ceiling, skirting boards, and picture rail. A door leads back to the entrance hall.

DINING ROOM
14'5" x 11'6" (4.41m x 3.51m)
A spacious dining area with double glazed window to the rear elevation, central heating radiator, coving to the ceiling, picture rail, and feature fire surround.

KITCHEN
16'4" x 8'0" (5.0m x 2.44m)
Fitted with a range of wall and base units incorporating work surfaces and a stainless steel sink with drainer and mixer tap. Appliances include a four ring gas hob with extractor hood above and integrated oven and grill, along with an integrated fridge and freezer. The room also benefits from tiled splashbacks, tile-effect flooring, double-glazed window, and access to the rear porch. Doors lead to the pantry and side entrance.

LOBBY
Featuring a double glazed window to the side elevation, side access door, additional storage, and tile effect flooring.

REAR LOBBY
Providing further versatile space with double glazed UPVC door to the side, windows to the side and rear elevations, and an electric heater.

BEDROOM ONE
11'5" x 13'5" (max) x 9'10" (min) (3.49m x 4.10m (max) x 3.0m (min))
A generously sized bedroom with double glazed window to the front elevation, central heating radiator, coving to the ceiling, picture rail, and feature fire surround.

BEDROOM TWO
14'6" x 11'6" (4.43m x 3.51m)
A generously sized bedroom with double glazed window to the front elevation, central heating radiator, coving to the ceiling, picture rail, and feature fire surround.

BEDROOM THREE
7'11" x 11'2" (2.42m x 3.42m)
With double glazed UPVC window to the rear elevation, central heating radiator, and pleasant views of the surrounding fields.

SEPARATE W.C.
Comprising high flush WC, double glazed UPVC window to the side elevation, and wood effect flooring.

BATHROOM
10'1" x 7'11" (max) x 4'6" (min) (3.09m x 2.42m (max) x 1.39m (min))
Fitted with a panelled bath with shower over, wash basin set within vanity storage, heated towel radiator, double glazed window to the front elevation, and partially tiled walls.

OUTSIDE
To the front of the property is a lawned garden with planted borders. A driveway to the side provides off-road parking and leads to a generously sized attached garage with swing doors. The rear garden is mainly laid to lawn, featuring a variety of plants, trees, and shrub borders.

PLEASE NOTE
There is pedestrian access to the rear for number 78.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

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

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