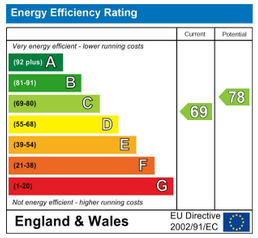


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
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133a Manygates Lane, Sandal, Wakefield, WF2 7DS

For Sale Freehold Offers Over £625,000

A deceptively spacious four bedroom detached house nestled away on a good size plot in this highly sought after area, ideal for the growing family.

Presented to an unusually high standard, this beautifully kept property has a gas fired central heating system and sealed unit double glazed windows and enjoys an excellent degree of privacy. A central reception hallway provides a warm welcome to this home and leads through into a family room that has French doors straight out into the rear garden. Adjoining the family room there is a sitting room that also has French doors out to the patio to the rear as well as an archway through to the front where there is a further living room. The kitchen is fitted to a high standard with a good range of contemporary units with granite worktops and integrated appliances. Also on the ground floor there is a double bedroom and a modern shower room/w.c. To the first floor the principal bedroom has a large en suite bathroom/w.c. and there are two further double bedrooms in addition to a well proportioned landing that has sufficient room for a study area, if required.

Outside, the property has a neat and attractive resin driveway that provides ample parking and turning space and leads up to garaging for three cars. The garage block presents great potential for conversion (subject to gaining all the necessary consents) into additional accommodation for a dependant relative or indeed for the creation of separate 'Work from Home' space. To the rear of the property there is a stunning south facing garden with a broad tiled patio seating area stepping down to a manicured lawn with well established beds and borders as well as a further decked seating area.

The property occupies something of a tucked away position in this highly sought after close to the castle in Sandal. A good range of local shops, schools and recreational facilities are close at hand as well as the local railway station. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.



ACCOMMODATION

RECEPTION HALL
18'0" x 5'10" (5.5m x 1.8m)
Double glazed front entrance door with side screens, double central heating radiator, two central heating radiators, quality vinyl wood effect flooring and stairs to the first floor. Useful understair cupboard.

LIVING ROOM
14'5" x 12'1" (4.4m x 3.7m)
Large window to the front, double central heating radiator and an archway through to the adjoining sitting room.

SITTING ROOM
14'9" x 11'9" (4.5m x 3.6m)
Window to the side and large sliding French doors overlooking the rear garden. Double central heating radiator and a feature fireplace with marble inset and hearth housing a living flame coal effect gas fire.

FAMILY ROOM
13'9" x 11'9" (4.2m x 3.6m)
With French doors out to the rear garden, double doors to the sitting room and a double central heating radiator.



KITCHEN
15'5" x 11'9" (4.7m x 3.6m)
Fitted to an enviable standard with a good range of contemporary style of cream fronted wall and base units with dark granite worktops with matching upstands and Mosaic style tiled splashbacks, inset stainless steel sink unit, matching Island unit with four ring Neff ceramic hob, built in Neff oven and grill, integrated Bosch washing machine and Neff integrated dishwasher, central heating radiator concealed in a cabinet, integrated Neff fridge freezer, windows to three sides and external door to the rear garden.

BEDROOM TWO
12'1" x 10'2" (3.7m x 3.1m)
Window to the front, double central heating radiator and a full width range of fitted wardrobes with three sliding doors.

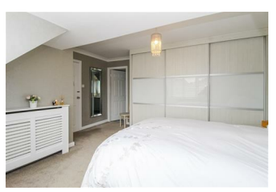
SHOWER ROOM/W.C.
8'6" x 5'10" (2.6m x 1.8m)
Refitted to an excellent standard with a frosted window to the side, tiled walls and floor, fitted with a three piece contemporary style suite with a walk in shower cubicle, vanity wash basin with cupboards under and low suite w.c. with a concealed cistern. Chrome ladder style heated towel rail and extractor fan.



FIRST FLOOR CENTRAL LANDING
With a Velux roof light to the rear, built in cupboards and access to an eaves storage area, loft access point and a spacious feel with sufficient room for a study area, if required.

PRINCIPAL BEDROOM
14'5" x 12'1" (4.4m x 3.7m)
With window overlooking the rear garden, a wide fitted wardrobes with three sliding doors, fitted drawer units and matching bedside units. Central heating radiator concealed in a cabinet.





EN SUITE/W.C.
14'9" x 5'10" (4.5m x 1.8m)
A large en suite fitted with a three piece suite comprising P-shaped shower bath with shower over, folding glazed screen and vinyl wall paneling, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and ladder style heated towel rail. Frosted window to the front.

BEDROOM FOUR
8'10" x 8'6" (2.7m x 2.6m)
With window to the side, central heating radiator, eaves access point and a cupboard housing the Worcester Bosch gas fired central heating boiler.

BEDROOM THREE
12'5" x 8'10" (3.8m x 2.7m)
Window to the side, central heating radiator.

OUTSIDE
The property is approached via a driveway that is shared with one other property and leads round into a recently laid attractive, low maintenance, resin driveway. The driveway continues past the bungalow to a broader bonded resin parking/turning area beyond which are three garages, one of which is slightly wider with a personal door and windows overlooking the garden. The garage block presents great potential for conversion (subject to gaining all the necessary consents) into additional accommodation for a dependent relative or indeed for the creation of separate 'Work from Home' space. The South facing rear garden has been thoughtfully landscaped and is beautifully presented with a broad tiled patio seating area immediately outside the back of the property. Steps then lead down to a level lawn with carefully stocked beds and borders, beyond which is a further decked seating area. The property is bounded by tall boundary hedges for privacy.



DIRECTIONS
Turn left at the end of Castle Road onto Manygates Lane. Turn onto the fourth driveway on the left and follow the drive round to the right to reach the bungalow. The what3words reference for the beginning of the driveway is ///mason.backpacks.keys

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.

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.