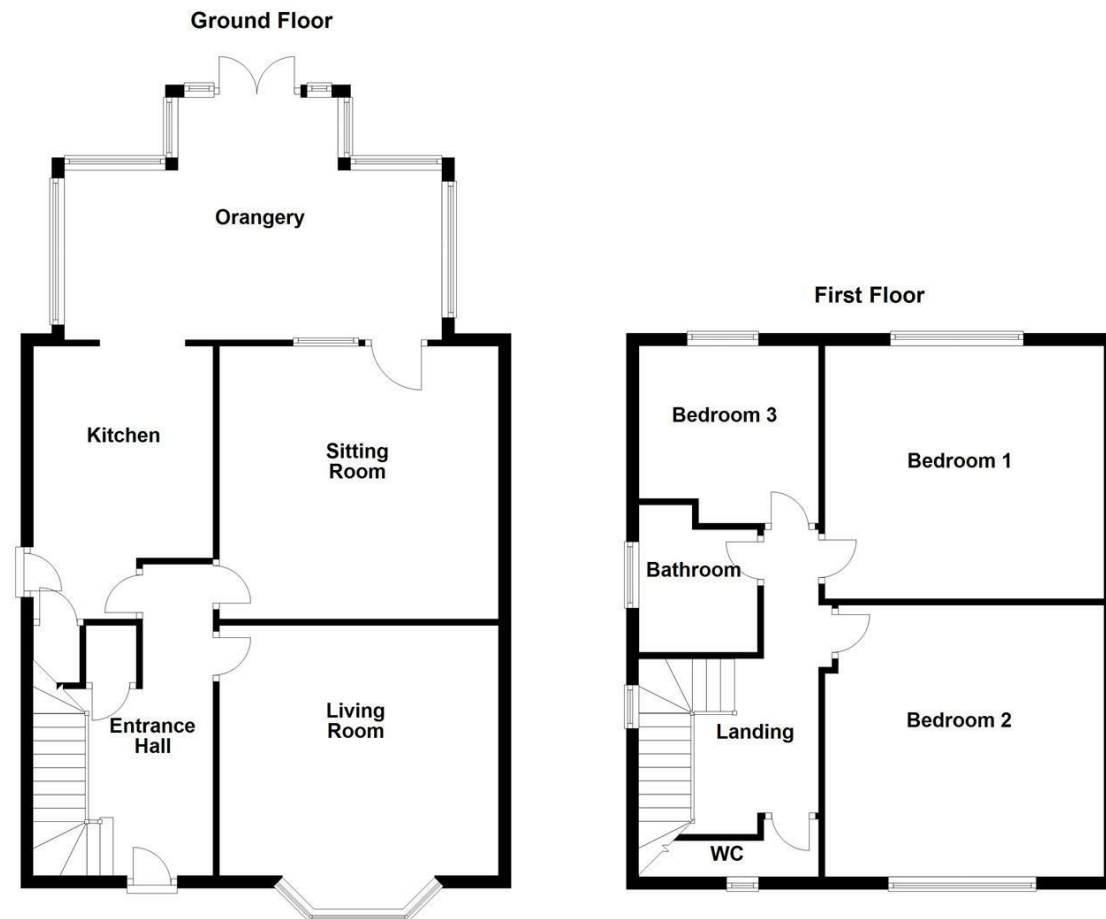




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



151 Manygates Lane, Sandal, Wakefield, WF2 7DS

For Sale Freehold £515,000

Affording a prime position opposite Sandal Castle is this superbly appointed, deceptively spacious, three bedroomed semi-detached period home. Offering a wealth of character throughout, retaining many original features, with the addition of a bespoke Drew Forsyth & Co kitchen and delightful orangery at the rear.

Having double glazing and gas central heating throughout, the property fully comprises of entrance hall, living room, sitting room, bespoke fitted kitchen and orangery. Stairs to the first floor lead to three double bedrooms, main house bathroom and separate w.c. Outside to the front, gated access to the low maintenance garden and driveway provides off-street parking leading to a brick built detached garage with a separate utility room at the back. To the rear of the property is an attractive lawned garden with mature plants, trees and shrubs incorporating stone flagged patio areas.

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 distance away. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is within a 10 minute walk. There is also easy access to Junction 39 of the M1 motorway for those looking to travel further afield.

A fantastic home which truly deserves an early viewing to fully reveal the accommodation on offer and avoid disappointment.



ACCOMMODATION

RECEPTION HALLWAY

Entrance door, feature tiled floor, radiator, delph rack, coving to the ceiling, balustrade staircase to the first floor landing, archway, doors to the living room, sitting room and kitchen, plus cloaks cupboard.

LIVING ROOM

15'10" into bay x 12'11" [4.85m into bay x 3.94m]
Timber framed double glazed leaded bay window to the front with archway and Thomas Sanderson window shutters. Coving to the ceiling, picture rail, radiator, original floorboards, with original feature fireplace and tiles, with granite hearth and gas fire [disconnected].



SITTING ROOM

14'8" x 12'11" [4.48m x 3.94m]
Original feature fireplace and tiles, with granite hearth and gas fire [disconnected]. UPVC door with window pane leading into the orangery, feature exposed wooden floorboards, radiator, coving to the ceiling, picture rail.



KITCHEN

15'2" x 11'4" [4.63m x 3.46m]
A range of bespoke Drew Forsyth & Co fitted wall and base units with feature granite work surface incorporating 1 1/2 stainless steel sink and granite drainer with mixer tap, integrated NEFF appliances, space for a range cooker with tile splashback inset to the chimney breast. Recessed LED spotlights, tiled floor, radiator, door to storage space and gas boiler. UPVC door to the side and squared archway into the orangery.



ORANGERY

18'9" x 12'2" max x 8'10" min [5.73m x 3.71m max x 2.71m min]
UPVC double glazed windows to the side and rear, French doors to the rear, radiators, exposed wooden floorboards, recessed LED spotlights and two skylights.



FIRST FLOOR LANDING

The staircase has a UPVC double glazed window to the side. Access to the part boarded loft, picture rail, radiator, doors to three bedrooms, bathroom and separate w.c.

W.C.

Low flush w.c., wash basin, wooden double glazed frosted and leaded window to the front, original floorboards.

BEDROOM ONE

12'2" x 14'9" [3.72m x 4.51m]
Feature fire surround with original tiled hearth, original exposed floorboards, picture rail, deep skirting, radiator, UPVC double glazed window to the rear with Thomas Sanderson window shutters.



BEDROOM TWO

13'3" x 13'1" [4.05m x 3.99m]
Feature fire surround with original tiled hearth, original exposed floorboards, picture rail, deep skirting, radiator, wooden double glazed leaded window to the front with Thomas Sanderson window shutters.



BEDROOM THREE

11'1" max x 10'5" [3.38m max x 3.20m]
Picture rail, deep skirting, radiator, UPVC double glazed window to the rear with Thomas Sanderson window shutters.

HOUSE BATHROOM/W.C.

6'10" x 9'4" max x 7'8" min [2.10m x 2.87m max x 2.34m min]
Low flush w.c., wash basin and cast iron freestanding roll-top bath with claw feet having mixer shower and separate attachment over. Part tiled (handmade) walls, tiled floor, UPVC double glazed frosted window to the side, period style heated towel rail.



OUTSIDE

Gated front access to the low maintenance pebble and granite cobbled garden and driveway providing off road parking leading to detached garage. Outside power point. To the rear is an attractive lawned garden, well stocked with mature plants, trees and shrubs, incorporating stone flagged patio areas. Outside tap.



DETACHED GARAGE/UTILITY

7'10" x 7'9" [2.39m x 2.38m]
Brick built detached garage with up and over door, power and light. To the rear of the garage is a utility room (measuring 2.39m x 2.38m) with separate side access, a double glazed window to the rear, wall and base units with work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge / freezer, radiator, power and light.

COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

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

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.