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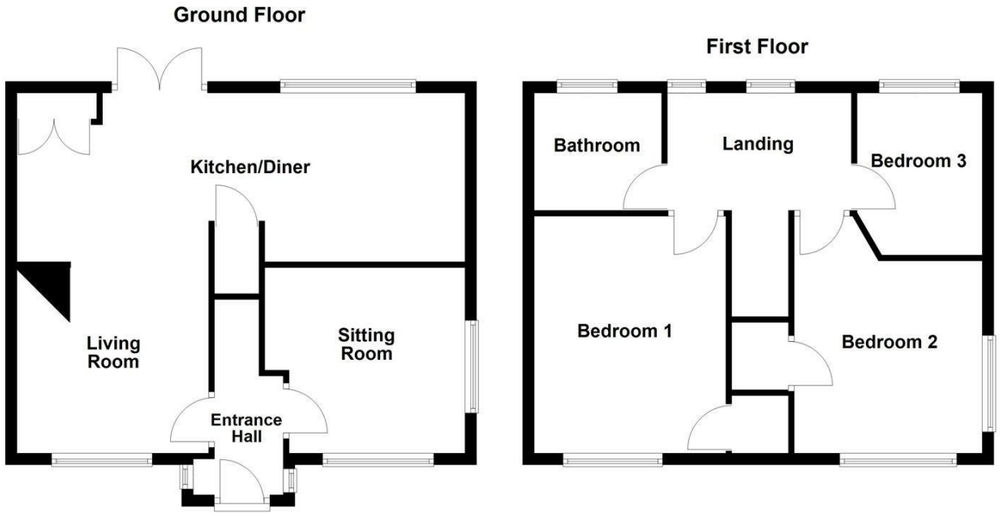


The Gatehouse Woodlands Village, Wakefield, WF1 5BD

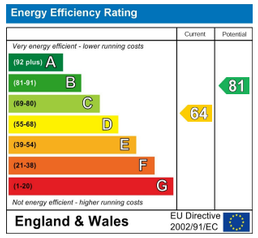
For Sale Freehold £240,000

A fantastic opportunity to purchase this three bedroom detached house on Manygates Lane. Renovated to a good standard throughout with a modern fitted kitchen diner and French doors to the rear garden with ample off road parking and a large corner plot garden and paved patio area.

The property briefly comprises of an entrance hall, from the entrance hall there is doors off to the sitting room and living room. The living room leads off to the kitchen dining room. Up the staircase to the first floor landing there are three double bedrooms and a modern three piece suite and house bathroom serving the landing with bedrooms one and two both having a built in single wardrobe. To the side of the property there is a block paved driveway providing off road parking for up to two vehicles. To the rear there is a timber gate providing access and opening up to a lawned and paved patio coming off the rear of the property.

The property is well placed for local amenities including shops and schools, with easy access to Sandal/Agbrigg Train Station and many local bus routes nearby travelling to and from the city centre of Wakefield.

Only a full internal inspection will reveal all that is to offer at this quality home and an early viewing comes highly recommended to avoid any level of disappointment.



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
Composite front entrance door into the entrance hall. Laminate flooring. two frosted UPVC double glazed windows which are either side of the entrance hall. Door into sitting room, living room and the opening housing the staircase.

SITTING ROOM
9'10" x 9'11" (min) x 11'8" (max) (3.02m x 3.04m (min) x 3.56m (max))
Two UPVC double glazed windows, one to the side and one to the front. Central heating radiator, laminate flooring.

LIVING ROOM
10'11" x 10'5" (3.33m x 3.18m)
UPVC double glazed window to the front, central heating radiator, laminate flooring. Opening into the kitchen diner.

KITCHEN DINER
26'11" x 9'5" (8.22m x 2.89m)
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, laminate flooring. A range of wall and base units with laminate worksurface over, integrated oven and grill, four electric hob with stainless steel splashback and cooker hood over, stainless steel sink and drainer with Swann neck mixer tap. Plumbing and drainage for a washing machine with space for it under the counter. Space for a full sized fridge and freezer. Door providing access to the understairs storage cupboard. Contemporary radiator.

FIRST FLOOR LANDING
Two UPVC double glazed windows to the rear, one of which is frosted, central heating radiator, loft access with three doors to bedrooms and one to the house bathroom.

BEDROOM ONE
13'5" x 11'0" (4.11m x 3.37m)
UPVC double glazed window to the front, central heating radiator, door providing access to a built in wardrobe.

BEDROOM TWO
11'8" x 13'6" (max) x 10'3" (min) (3.58m x 4.12m (max) x 3.13m (min))
Two UPVC double glazed windows, one to the front and one to the side, central heating radiator and door providing access to a built in single wardrobe.

BEDROOM THREE
8'3" x 9'3" (2.52m x 2.82m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
7'3" x 5'11" (2.22m x 1.82m)
Fully tiled walls and floor, UPVC cladding with spotlights, chrome ladder style radiator, UPVC double glazed frosted window to the rear. Comprising of a three piece suite with a panel bath with mixer tap, glass shower screen and a separate mixer shower over, low flush W.C., pedestal wash basin with mixer tap.

OUTSIDE
To the front there is direct access to the property from the road side. To the side of the property there is a double block paved driveway providing off road parking for up to two vehicles. To the rear there is a timber gate providing access into the rear garden. Within the rear garden there is a lawned garden with a central pebbled pathway with a timber gate onto the street at the side with raised low maintenance pebbled borders, a paved patio areas outside the French doors from the kitchen diner. With timber surround fences on all three sides making it completely enclosed.

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

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.