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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**  
 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.

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 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.



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

### For Sale Freehold Offers In The Region Of £415,000

A fantastic opportunity to acquire this three bedroom detached family home, located in the highly sought after area of Sandal, occupying a generous plot with gated driveway, tandem garage, and beautifully landscaped rear garden ideal for outdoor entertaining.

The property briefly comprises a welcoming entrance hall, downstairs w.c., spacious living room, and a contemporary kitchen/diner. To the first floor are three bedrooms, a modern bathroom and a separate w.c. A further staircase leads to an occasional loft room with eaves storage, offering flexible additional space. Externally, the home is accessed via electric gate leading to a driveway with parking for several vehicles, a tandem garage equipped with built in workshop bench, power, and light. The expansive rear garden is a standout feature, with an extensive lawn, Indian stone patio, large timber gazebo, and elevated slate seating area, perfect for entertaining.

Ideally positioned for a wide range of buyers, this home is within close proximity to well regarded schools, local amenities, and excellent transport links including the M1 motorway, regular bus routes, and Sandal & Agbrigg train station.

A full internal inspection is essential to appreciate the quality and space this exceptional home has to offer.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, solid wooden floor, UPVC double glazed window to the side aspect, stairs to the first floor landing, central heating radiator and doors to the downstairs w.c., living room, kitchen/diner, and boiler/cloakroom cupboard.

### W.C.

21" x 38" [0.65m x 1.12m]

Two piece suite comprising low flush w.c. and wall hung wash basin with mixer tap. UPVC double glazed frosted window to the side aspect, central heating radiator and inset spotlight.

### LIVING ROOM

11'7" x 11'5" [min] x 13'11" [max] [3.54m x 3.49m [min] x 4.26m [max]]

UPVC double glazed bay window overlooking the front aspect, solid wooden floor, central heating radiator and gas fire on limestone hearth, interior and surround.



### KITCHEN

6'3" x 11'1" [1.92m x 3.4m]

Range of wall and base units with granite work surface over and granite upstanding, 1 1/2 sink and drainer with swan neck mixer tap, space for a Range cooker with cooker hood above, integrated fridge/freezer, integrated dishwasher, integrated microwave

oven, integrated washing machine, integrated dryer and breakfast bar with granite work surface. UPVC double glazed window overlooking the rear garden, coving to the ceiling, inset dimmable spotlights and engineered oak flooring.

### DINING AREA

11'6" x 11'2" [3.51m x 3.41m ]

UPVC double glazed French doors overlooking the rear garden, coving to the ceiling, engineered oak flooring and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and doors to three bedrooms, bathroom and separate w.c. Further set of stairs leading to the occasional loft room.

### BATHROOM

70" x 5'10" [2.14m x 1.78m]

Panelled bath with centralised swan neck mixer tap and separate mixer shower over, vanity wash basin with swan neck mixer tap and drawers. Fully tiled walls and floor. Large chrome ladder style radiator, UPVC cladding to the ceiling with chrome strips and inset spotlights. Extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



### W.C.

3'9" x 2'2" [1.15m x 0.67m]

Low flush w.c., UPVC cladding to the ceiling with chrome strips and inset spotlights. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the side elevation.

### BEDROOM ONE

8'5" x 11'5" [2.59m x 3.48m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, a range of cherry wood fitted wardrobes and drawers.



### BEDROOM TWO

8'5" x 11'4" [2.59m x 3.47m]

UPVC double glazed window overlooking the front elevation, central heating radiator, a range of cherry wood fitted wardrobes and storage cupboard.



### BEDROOM THREE

8'0" [max] x 7'0" [2.46m [max] x 2.14m]

Stairs to the second floor and central heating radiator. Could fit a single bed.

### OCCASIONAL LOFT ROOM

18'3" x 10'0" [5.57m x 3.06m]

Pitch sloping ceiling, UPVC double glazed window overlooking the side elevation, two timber double glazed velux windows with fitted blinds, inset spotlights and two small doors providing access to the eaves.

Please note: the loft room is used as an occasional room and does not currently have building regulations approval for use as a habitable space. Prospective purchasers are advised to make their own enquiries.



### OUTSIDE

To the front of the property is an electric cast iron sliding gate leading to a large driveway providing ample off road parking for several vehicles and tandem garage with electric roller door to the front with workshop bench. power and light within. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes overlooking an expansive lawned garden with colourful manicured planted borders leading to a double greenhouse, substantial timber gazebo with felted roof and timber decked patio below with electric. Steps lead to a slate seating area overlooking stunning landscaped garden, fully enclosed timber fencing.



### 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.

### 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 local offices.