



**Manygates Lane, Wakefield WF2 7DS**



**welcome to**

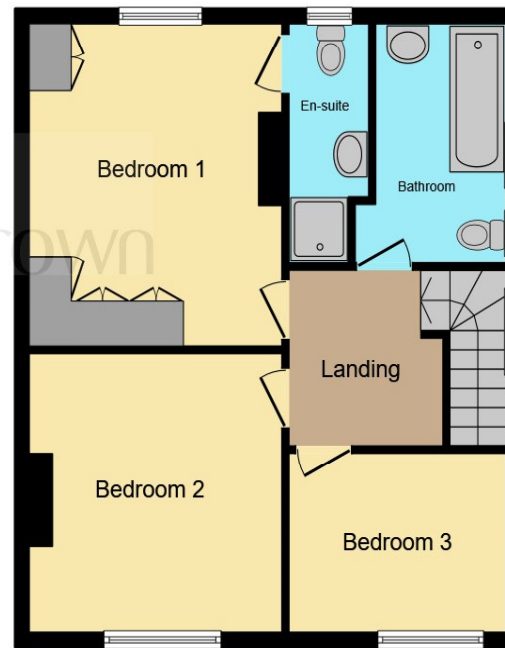
**Manygates Lane, Wakefield**

Guide Price £500,000-£550,000. William H Brown are delighted to offer to the market this three semi-detached house situated in the highly sought after and prestigious location of Sandal not to be missed.





**Ground Floor**



**First Floor**

### Entrance Hallway

### Living Room

14' 7" max x 14' 2" max ( 4.45m max x 4.32m max )

### Dining Room

24' 1" max x 11' 2" max ( 7.34m max x 3.40m max )

### Kitchen

10' max x 19' 7" max ( 3.05m max x 5.97m max )

### Utility Room

8' 9" max x 8' 6" max ( 2.67m max x 2.59m max )

### Bedroom One

11' 6" max x 14' 6" max ( 3.51m max x 4.42m max )

### Bedroom Two

12' 1" max x 11' 4" max ( 3.68m max x 3.45m max )

### Bedroom Three

7' 1" max x 10' 9" max ( 2.16m max x 3.28m max )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Manygates Lane, Wakefield

- Guide Price £500,000-£550,000.
- Three bedroom semi-detached
- Utility Room
- En-suite to master bedroom
- Highly sought after and prestigious location of Sandal

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

guide price

**£500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126736](https://williamhbrown.co.uk/Property/WAK126736)



Property Ref:  
WAK126736 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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