



HODSONS

ASKING PRICE

£400,000

Manygates Lane

Wakefield, WF2 7DP

PROPERTY SUMMARY

An outstanding Penthouse apartment which has been thoughtfully developed by the present owner to provide well planned, spacious living accommodation offering a high level specification which is in keeping with the character of the building.

Located within a highly regarded residential area, ideally placed for commuters the property provides stunning and far reaching elevated views.

A viewing is essential and will reveal accommodation comprising entrance hall, split level open plan living area with vaulted ceiling and kitchen. Two double bedrooms (1 en suite) and an impressive main bathroom with four piece suite. A feature glazed/oak staircase leads from the hall to the snug/office with glazed balustrade and Velux windows, a beautiful and quiet area that could be used for a variety of purposes.

This property also benefits from off road parking along with an integral single garage.

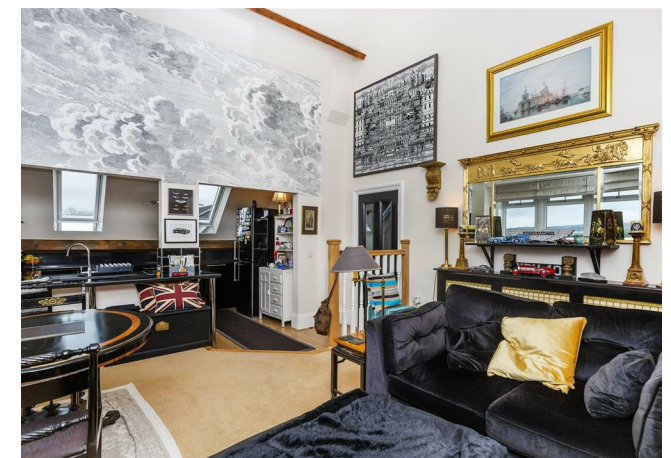
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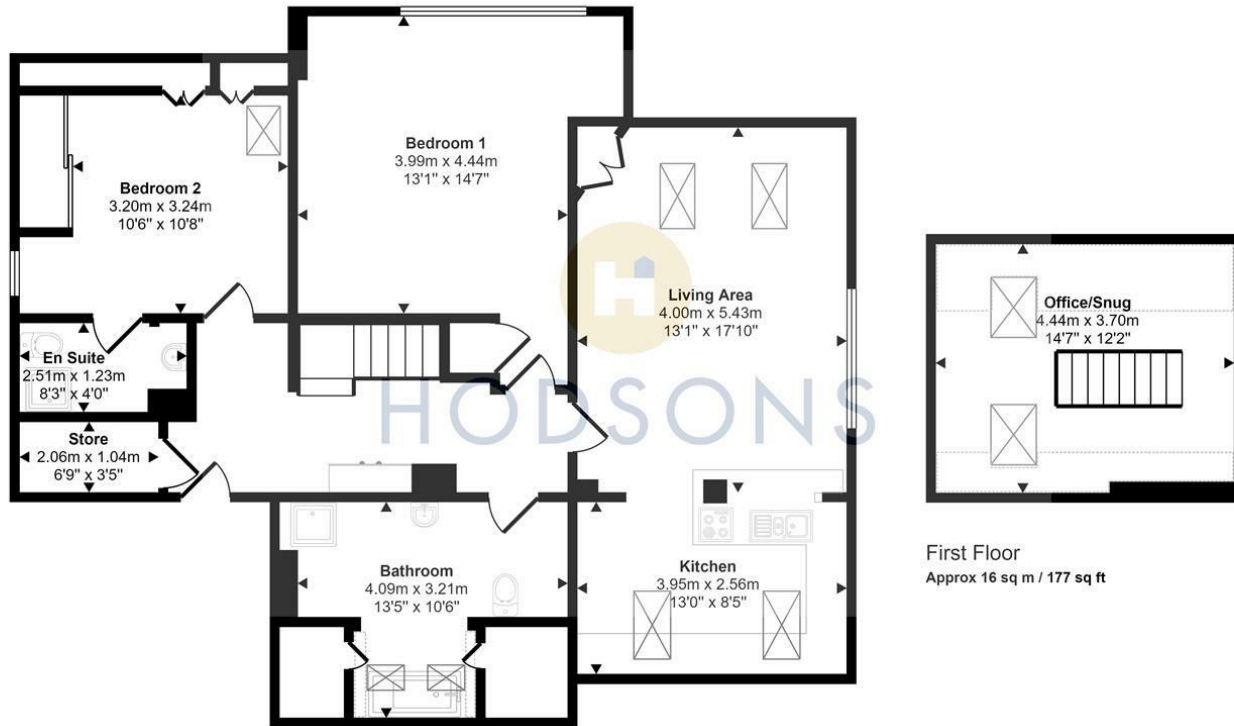








Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 104 sq m / 1115 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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