



114 Manygates Lane, Wakefield - WF2 7DP

£599,950 Freehold

Holroyd Miller have pleasure in offering for sale this imposing brick built period semi detached home offering superbly presented accommodation oozing character and charm. Outside, enclosed rear garden with detached double garage providing off street parking or additional accommodation, further enclosed garden area with stone paved patio area making the most of the views. A truly enviable home located within easy reach of excellent local schools and train station.

Entrance Vestibule

With tiled floor, double glazed door leads through to...

Inner Reception Hallway and Bootroom

With feature open staircase, full height double glazed window making the most of the views, built in storage cupboard with single panel radiator, being "L" shaped with access to...

Extensive Half Cellar

Providing excellent storage, central heating boiler.

Cloakroom

Having pedestal wash basin, low flush w/c, central heating radiator.

Living Room

13' 0" x 15' 0" (3.95m x 4.58m)

Having feature double glazed bay window making the most of the views towards Pugnays Country Park and beyond, feature fire surround and hearth with log burner, recess shelving and built cupboards, cornicing to the ceiling.

Family Room

15' 10" x 13' 0" (4.83m x 3.95m)

Having feature double glazed bay window making the most of the views towards Pugnays Country Park and beyond, feature fire surround and hearth with log burner, recess shelving and built cupboards, cornicing to the ceiling.

Dining Kitchen

15' 7" x 11' 1" (4.75m x 3.37m)

Superbly appointed with a matching range of shaker style fronted wall and base units, contrasting worktop areas with feature cup handles, undermounted sink with mixer tap unit, recess with Range oven, recess built in storage cupboards, tiled floor.

Stairs lead to First Floor Landing

With feature window, central heating radiator.

Bedroom

16' 4" x 13' 0" (4.97m x 3.95m)

With feature fire surround, double glazed window, double panel radiator.

Bedroom

11' 0" x 15' 0" (3.35m x 4.57m)

Having feature fire surround, built in wardrobes, double glazed window, single panel radiator.

Bedroom

11' 1" x 15' 7" (3.38m x 4.75m)

With double glazed window, feature fire surround, double panel radiator.

Bedroom/Home Office

7' 2" x 9' 10" (2.18m x 3.00m)

With double glazed window, open views, single panel radiator.

Stairs Leads to Second Floor Landing

With access to...

Bedroom

16' 0" x 12' 7" (4.88m x 3.84m)

Having built in wardrobes, two double glazed windows making the most of the views, central heating radiator.

Outside

The property is approached from the rear on Manygates Lane with mainly laid to lawn gardens with stone paved patio area to the side providing a high degree of privacy, making the most of the south facing views, being enclosed with mature trees and shrubs, pathway leads to detached double garage (5.05m x 5.96m) providing excellent storage or potential for those looking to work from home. Further parking to the front of the property with EV charging point.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



2ND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 2515 sq.ft. (233.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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