



## 49 Back Lane

Grange Moor, Wakefield, WF4 4EJ

A unique three double bedroom detached family home available with no vendor chain in a convenient location adjacent to open countryside with beautiful far reaching views. Until recently rented out the property briefly comprises spacious lounge, separate kitchen, ground floor master bedroom and ensuite. To the first floor are two further double bedrooms and a family bathroom. Gas central heating, double glazing, off road parking and sitting out areas.

NO VENDOR CHAIN.

O.I.R.O £280,000

# 49 Back Lane

Grange Moor, Wakefield, WF4 4EJ



- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE RECEPTION ROOM WITH SPIRAL STAIRS TO THE FIRST FLOOR
- STUNNING RURAL POSITION WITH BEAUTIFUL FAR REACHING VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GROUND FLOOR MASTER BEDROOM WITH ENSUITE
- AVAILABLE WITH NO VENDOR CHAIN

## Entrance

## Lounge

20'7" x 17'6" (6.27m x 5.33m)

## Kitchen

10'10" x 8'9" (3.30m x 2.67m)

## Ground Floor Bedroom

9'6" x 8'3" (2.90m x 2.51m)

## Ensuite

5'9" x 4'10" (1.75m x 1.47m)

## First Floor

## Master Bedroom

14'11" x 12'7" (4.55m x 3.84m)

## Bedroom 2

13'7" x 9'8" (4.14m x 2.95m)

## Bathroom

6'10" x 4'9" (2.08m x 1.45m)

## Outside

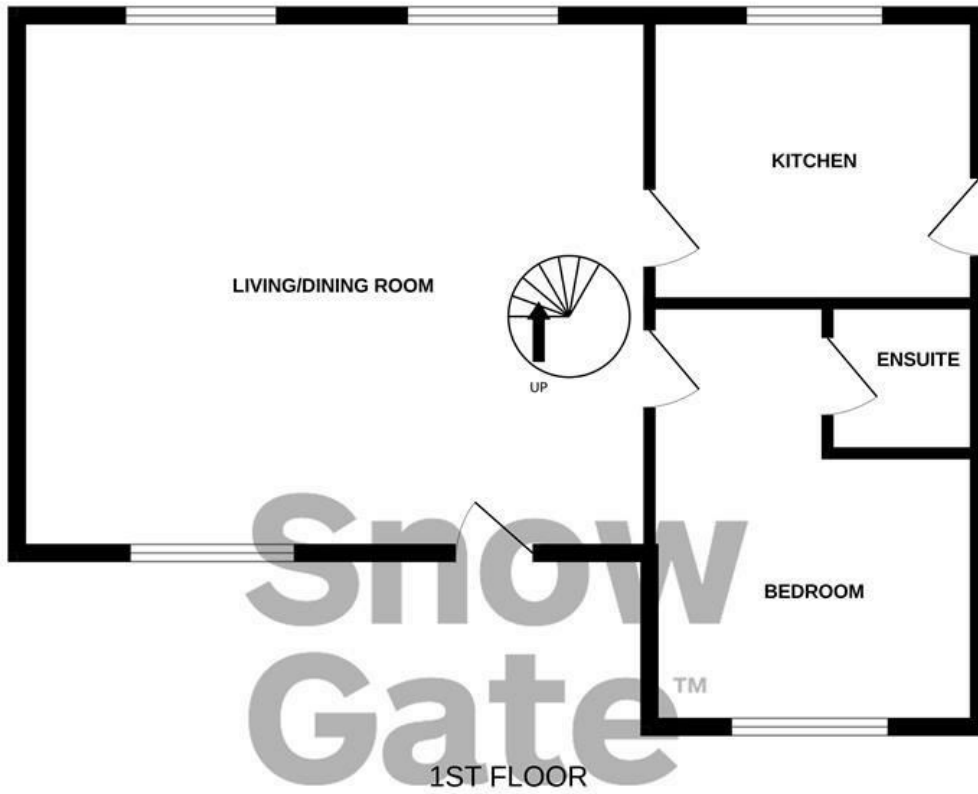


## Directions

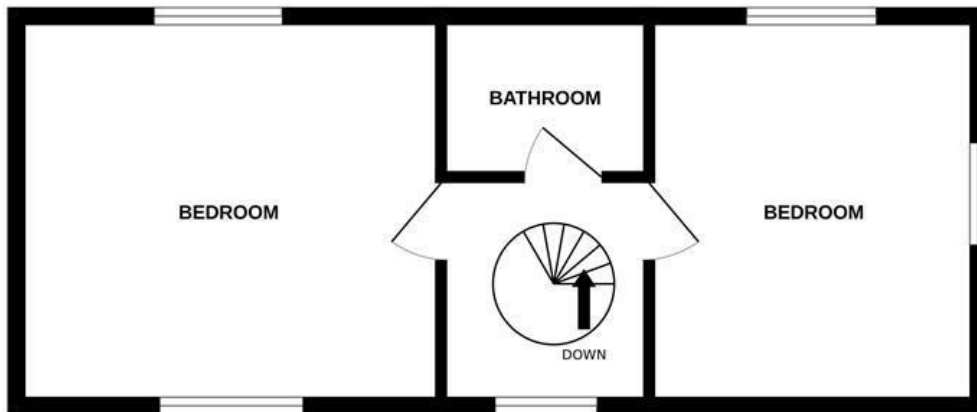


# Floor Plan

## GROUND FLOOR

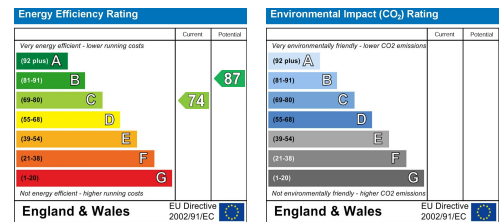


## 1ST FLOOR



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.  
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate agency done properly**

**Snow Gate**<sup>TM</sup>

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk