



£475,000

TENURE : FREEHOLD

Manygates Lane, Sandal, Wakefield, WF2

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Highly sought-after Sandal location

Spacious living room plus separate dining/reception room

Modern kitchen with adjoining utility room

Ground floor W.C.

Principal bedroom with fitted wardrobes and en-suite

Contemporary family bathroom

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this well-presented three-bedroom semi-detached family home, occupying a desirable position within the prestigious area of Sandal. Offering generous living accommodation throughout, the property benefits from multiple reception spaces, a spacious kitchen with separate utility room, an en-suite to the principal bedroom, driveway parking, an integral garage and a substantial enclosed rear garden. Ideally suited to growing families, this fantastic home combines practical living with an excellent location close to outstanding amenities, schools and transport links.

Entrance Hall

A welcoming entrance hall provides access to the ground floor accommodation and staircase leading to the first floor. The hallway offers a bright first impression with plenty of space for coats and shoes.

Living Room

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

Positioned to the front of the property, the spacious living room features attractive wooden flooring and a large window allowing plenty of natural light to flood the room. This is an ideal space to relax with family and friends.

Reception / Dining Room

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

Located to the rear of the property, this impressive open reception and dining area provides a versatile living space with wood flooring. With ample room for both comfortable seating and a family dining table, it overlooks the rear garden, making it perfect for entertaining or everyday family life.

Kitchen

Measurements: 19'7" max x 10'0" max (5.97m x 3.05m)

Situated in the centre of the home, the generously sized kitchen offers an excellent range of wall and base units with complementary work surfaces and tiled flooring. There is ample space for everyday dining, together with double oven, microwave, large fridge and large freezer, dishwasher, hob and extractor fan, making this a highly practical and functional family kitchen.

Utility Room

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

Accessed from the kitchen and positioned to the rear of the garage, the utility room provides additional storage and workspace, helping to keep the main kitchen clutter-free. The washing machine is conveniently located within the utility room. A convenient ground floor W.C. is located adjacent to the utility room.

Ground Floor W.C.

Fitted with a low flush W.C. and wash hand basin, offering added convenience for both family members and guests.

First Floor Landing

The landing provides access to all three bedrooms, the family bathroom and loft space.

Bedroom One

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

Located at the rear of the property, the generous principal bedroom benefits from carpeted flooring, fitted wardrobes and the added luxury of a private en-suite shower room.

En-Suite

Comprising a shower enclosure, low flush W.C. and wash hand basin.

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Bedroom Two

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

A spacious double bedroom situated to the front of the property with carpeted flooring, currently accommodating freestanding furniture which can be agreed in the sale if desired.

Bedroom Three

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

Positioned at the front of the property, this well-proportioned third bedroom features carpeted flooring and would make an excellent child's bedroom, guest room or home office.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low flush W.C., providing everything needed for modern family living.

Outside

To the front of the property, a driveway provides ample off-road parking for multiple vehicles and leads to the integral garage, offering additional storage or secure parking.

To the rear is a fantastic, enclosed garden, mainly laid to lawn, providing an excellent space for children to play, outdoor dining and summer entertaining. Its generous size makes it ideal for growing families looking to enjoy outdoor living.

The Local Area

Situated in the popular Sandal area of Wakefield, Manygates Lane offers a convenient combination of established residential surroundings, excellent transport links and a wide range of local amenities.

The property is well placed for access to a selection of schools, including Sandal Castle (VA) Community Primary School and Sandal Magna Community Academy, while St Thomas à Becket Catholic Secondary School is also nearby.

For commuters, Sandal & Agbrigg railway station is approximately 0.4 miles away, providing convenient rail connections, with Wakefield Kirkgate and Wakefield Westgate stations also within easy reach. The area also provides straightforward access to the wider West Yorkshire road network.

There are a variety of shops and everyday amenities nearby, with Tesco approximately 0.5 miles away and local convenience facilities within the surrounding area. Wakefield city centre is readily accessible, offering extensive shopping, leisure, dining and cultural facilities, including Trinity Walk and The Ridings Shopping Centre.

For leisure and outdoor pursuits, the area is particularly well served. Pugneys Country Park is nearby, while Thornes Park provides extensive green space and recreational facilities. The historic Sandal Castle and its surrounding grounds are also close by, with the family-friendly Castle Café located on Manygates Lane itself. Overall, the location combines the appeal of a well-established residential neighbourhood with convenient access to schools, shopping, rail connections, open countryside and the amenities of Wakefield city centre.

EPC Rating: E

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

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Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage. The current vendors are supplied by Virgin

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions: Planning granted, September 2008 for a single storey rear extension.

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Vendor Comments:

To assist prospective purchasers in considering the property, the vendors have kindly provided the following information in response to some of the questions that buyers commonly ask. The information has been provided by the vendors in good faith and is intended as a helpful guide only. It has not been independently verified by the selling agent, and prospective purchasers should satisfy themselves as to the accuracy of any information that is important to their decision to purchase. Any matters requiring formal confirmation should be verified through the appropriate legal or professional enquiries as part of the conveyancing process.

Q: Why is the owner selling?

A: We have now retired and are selling so that we can downsize.

Q: How long have they lived there?

A: We have lived here for 33 years.

Q: Is the seller in a chain?

A: We are not in a chain at this time. We are waiting for a concrete offer on our property before putting in an offer on properties we have seen.

Q: How quickly is the seller hoping to move?

A: We can be flexible about moving and can move quickly if needed.

Q: What is included in the sale, fixtures, fittings, appliances?

A: All appliances in kitchen and bathrooms including mirrors included. Curtain rails and light fixtures included. Sofas in living room and dining room, furniture in big front bedroom, including bed, can be left if needed. Willing to sell dining room furniture if wanted

Q: Has the property been renovated or extended?

A: We have extended to the rear of the property and have built an integral garage. We have renovated the family bathroom and had an en-suite added to the main bedroom. The roof was replaced last year. It has a 10 year guarantee.

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No known issues.

Q: Does the property have a water meter, or is it on water rates?

A: The property has a water meter. It was replaced by Yorkshire water a few months ago

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Q: What type of boiler does it have, age and when was it last serviced?

A: The central heating boiler is a Glow-worm Hideaway FF. We have a contract with a company who insures it and services it every year.

Q: Is the property double glazed and well-insulated?

A: The property is double glazed and well insulated.

Q: Is there loft access?

A: There is access to the lift via a loft ladder. The loft is partially boarded. The boards are covered with insulation so it's used for storage.

Q: Are there any restrictive covenants or shared access?

A: There are no restrictive covenants or shared access.

Q: What direction does the garden face?

A: The garden is East facing

Q: Are there any rights of way or easements?

A: No rights of way or easements.

Q: What is the parking situation?

A: There is a garage and room for 2 or 3 cars on the drive.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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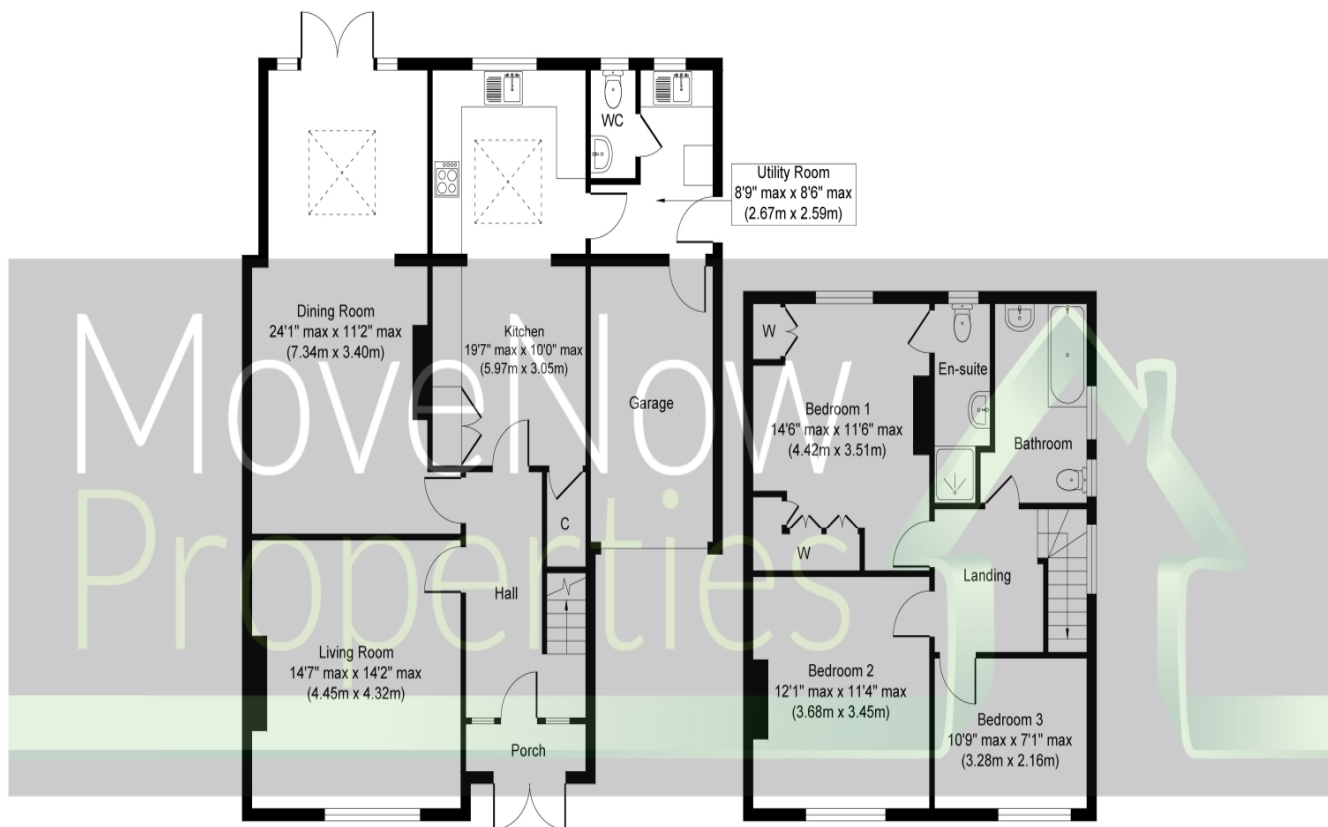
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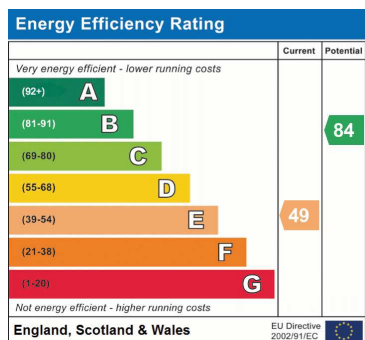
Ground Floor
 Approximate Floor Area
 1086 sq. ft
 (100.93 sq. m)

First Floor
 Approximate Floor Area
 613 sq. ft
 (56.94 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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