



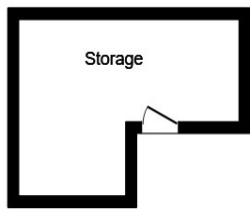
Medindie Manygates Lane, Wakefield WF2 7DP

welcome to

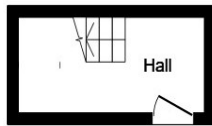
Medindie Manygates Lane, Wakefield

A stunning and unique PENTHOUSE APARTMENT with off-street parking in the highly regarded location of SANDAL with PANORAMIC VIEWS towards Emley Moor and beyond.

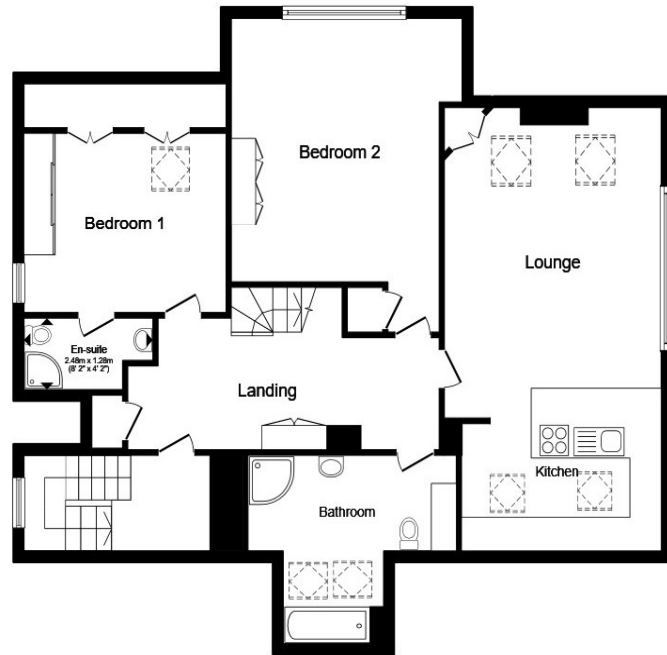




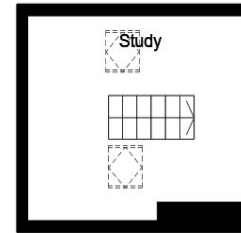
Cellar



Ground Floor



First Floor



Second Floor

Communal Hallway

Kitchen

13' max x 8' 1" max (3.96m max x 2.46m max)

Living Room

13' 1" max x 17' 10" max (3.99m max x 5.44m max)

Bedroom One

13' max x 14' 1" max (3.96m max x 4.29m max)

Bedroom Two

10' 1" max x 6' 1" max (3.07m max x 1.85m max)

En Suite

8' max x 4' max (2.44m max x 1.22m max)

Bathroom

13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Office

14' 1" max x 12' max (4.29m max x 3.66m max)

Store

6' 1" max x 3' 1" max (1.85m max x 0.94m max)

Total floor area 140.2 m² (1,509 sq.ft.) approx

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.propertybox.io



welcome to

Medindie Manygates Lane, Wakefield

- Two double bedroom penthouse apartment
- Unique and individual
- Panoramic views
- Off road parking
- Beautifully designed

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 116.00

Ground Rent: 4.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Nov 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



directions to this property:

Within walking distance of Sandal Castle and Pugneys Country Park and offering EASY ACCESS to the M1 and RAILWAY to Leeds and Doncaster



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128096



Property Ref:
WAK128096 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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