



£150,000

TENURE : FREEHOLD

Manygates Lane, Wakefield, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Well-presented mid-terrace property

Newly fitted modern bathroom

Two good sized bedrooms

New carpets throughout

Newly fitted modern kitchen

Useful cellar with potential for conversion

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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MoveNow
Properties

Website:

MoveNowProperties are pleased to present this well-presented mid-terrace property, benefiting from a newly fitted kitchen and bathroom, new flooring throughout and two bedrooms. The property also offers a useful cellar with potential for conversion, a pleasant front garden, enclosed rear yard and convenient access to local amenities and transport links.

Entrance Porch

A welcoming entrance porch with UPVC external door, double-glazed window overlooking the front, coir matting and an internal door leading into the living room.

Living Room

Measurements: 12'11" x 12'10" (3.94m x 3.90m)

A spacious living area with new carpet flooring, radiator and double-glazed window overlooking the front.

Kitchen

Measurements: 11'0" x 10'0" (3.35m x 3.04m)

A newly fitted kitchen with original stone flooring, wall and base units with complementary work surfaces, freestanding electric cooker with extractor above, integrated oven, plumbing for a washing machine, space for a fridge/freezer and a double-glazed window overlooking the rear. A UPVC rear door provides access to the enclosed rear garden.

Stairs & Landing

Carpeted stairs and landing with handrail, providing access to the bedrooms and bathroom.

Bedroom One

Measurements: 11'1" x 10'0" (3.38m x 3.04m)

A double bedroom with new carpet flooring, radiator, double-glazed window overlooking the rear and a useful storage cupboard.

Bedroom Two

Measurements: 12'10" x 6'8" (3.91m x 2.03m)

A second bedroom with new carpet flooring, radiator and double-glazed window overlooking the front.

Bathroom

Measurements: 9'95" x 5'10" (2.98m x 1.79m)

A newly fitted bathroom comprising low-flush WC, pedestal wash hand basin, bath with overhead waterfall shower, glass shower screen, frosted double-glazed window overlooking the front and radiator.

Cellar

Measurements: 12'11" x 12'11" (3.94m x 3.93m)

A useful additional storage space with potential to be converted into an additional room, subject to any necessary permissions. The cellar benefits from a double-glazed window overlooking the front, sink and useful storage cupboards.

Outside

To the front of the property is on-street parking, together with a pleasant small garden. The property is set back from the main road, with a gate, pathway and steps leading to the front entrance.

To the rear is a small enclosed yard with a pathway and steps leading to the rear entrance.

EPC Rating: D65

Please contact us for further details of the full EPC

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Website:

Tenure: Freehold
Council Tax Band A
Property Type: Mid Terrace
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
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: On Street
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 N/A
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.

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.

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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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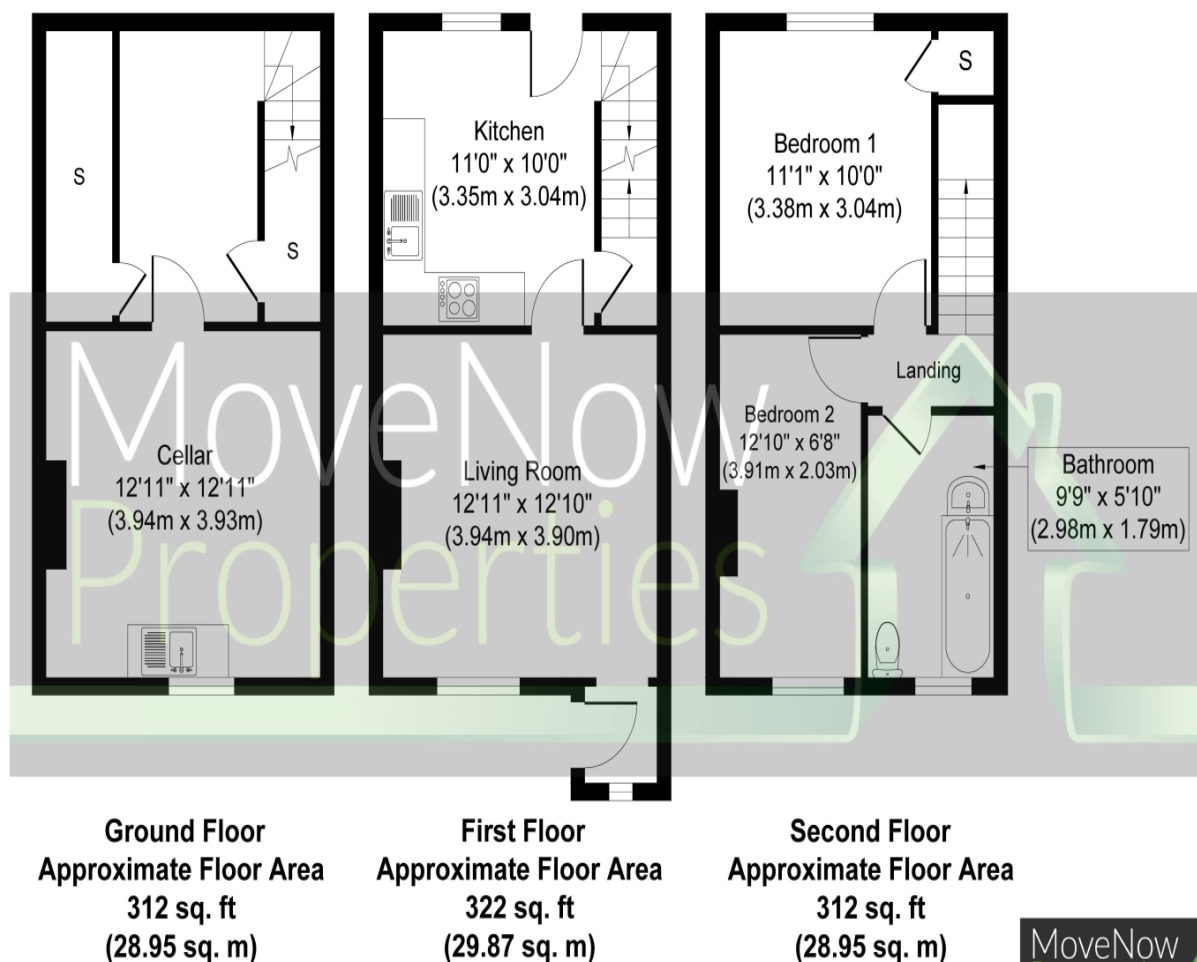
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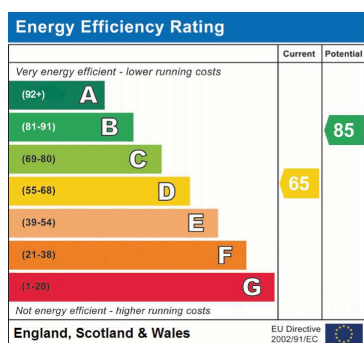


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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