



82 Manygates Lane, Wakefield,
West Yorkshire, WF2 7DW

Asking Price:
£599,950

Holroyd Miller have pleasure in offering for sale this stunning period semi-detached house occupying a slightly elevated position with open views to the rear. Substantially extended to provide unrivalled family accommodation over three levels with master bedroom, loft conversion with luxury ensuite bathroom, four bedrooms to the first floor, two bathrooms. To the ground floor impressive entrance reception hallway with oak panelling, open staircase, ground floor cloakroom/wc, living room with feature bay window and fireplace, separate sitting/family room with French doors leading through to the conservatory extension, substantially extended kitchen diner/breakfast room superbly appointed with a range of oak units, contrasting granite worktops, Range oven, French doors leading onto the rear garden, separate utility room. Outside, attractive block paved driveway provides ample off-street parking and leads to detached brick-built garage, superbly maintained gardens making the most of the views to the rear. Superbly presented throughout and retaining original features, but at the same time offering a move with a minimum of fuss. Located within this ever sought after and popular location within walking distance of Sandal Castle, close to local train station, regular bus routes and schools, yet at the same time offering excellent commuter links to Leeds and Sheffield via J39/M1. Viewing Essential.

Outer Entrance Porch

With double glazed double opening doors, original tiled floor leads to...

Reception Hallway

With oak panelling, original open staircase, cornicing to the ceiling.

Ground Floor Cloakroom

Furnished with modern white suite with wash hand basin, low flush w/c, tiling, double-glazed stained-glass window, heated towel rail.

Living Room *14'4" (4.37) x 13'3" (4.04) plus bay window.*

With feature walk-in double glazed bay window, feature period style radiators, Mahogany fire surround with mantle and mirror and cast iron inset and tiling, flame effect fitted gas fire, cornicing to the ceiling, centre rose, picture rail, two wall light points.

Sitting/Family Room *18'6" x 13'5" max (5.64m x 4.1m max).*

Situated to the rear of the property with Mahogany fire surround with mantle and mirror over, cast iron inset with tiling and tiled hearth, flame effect fitted gas fire, cornicing to the ceiling, feature period style radiators, double glazed windows and French doors lead through to...

Conservatory *11'6" x 9'9" (3.5m x 2.97m).* Being double glazed, tiling to the floor, views overlooking the rear garden and beyond, bi-folding doors lead through to dining kitchen providing excellent entertaining space.

Dining Kitchen/Breakfast Room *27'4" x 10'4" (8.33m x 3.15m).*

A stunning open space with tiled floor, double glazed windows and French doors lead onto the rear garden, kitchen area superbly appointed with a range of medium oak shaker style fronted wall and base units, contrasting black granite worktops with bevelled edges, undermounted stainless sink unit with mixer tap unit, feature Range oven with extractor hood over, granite splash backs, integrated dishwasher, fridge and freezer, cornicing to the ceiling, feature radiator, double glazed window to the side.

Pantry/Utility Room

Located under the staircase with feature Belfast sink, plumbing for automatic washing machine, tiling, providing excellent storage.

Stairs lead to

First Floor Landing

With feature-stained glass window, staircase.

Bedroom to Front *10'4" x 9'8" (3.15m x 2.95m).*

With double glazed window with views overlooking Manygates Lane, feature radiator.

Bedroom to Front *14'4" x 13'3" (4.37m x 4.04m).*

With double glazed window overlooking Manygates Lane, central heating radiator, laminate wood flooring, cornicing to the ceiling.

House Bathroom

Furnished with modern white suite comprising, pedestal wash basin, panelled bath with shower over and shower screen, tiling, useful built in storage cupboard, double glazed window, central heating radiator, feature tiling, fitted vanity mirror, downlighting to the ceiling.

Separate Low Flush WC

With tiling, double glazed window.

Bedroom to Rear *18'5" x 11'5" (5.61m x 3.48m).*

With laminate wood flooring, feature period style fire surround with tiled hearth, oak panelling, feature double glazed window making the most of the panoramic views, two wall light points, picture rail, feature radiator.

Guest Bedroom to Rear 11'5" x 13'6" (3.48m x 4.11m).

Having double glazed window making the most of the panoramic views, coving to the ceiling, two feature radiators, two wall light points and pine flooring.

En-suite Shower Room

Furnished with period style suite with chrome fittings, comprising pedestal wash basin, low flush w/c, large walk-in shower with tiling, feature period style towel rail/radiator, downlighting to the ceiling, pine flooring.

Stairs lead to Second Floor Landing

With access to storage.

Master Bedroom Suite 19' x 13'5" (5.8m x 4.1m). A light and airy room with pine flooring, exposed beam work, downlighting to the ceiling, feature radiator, access to boiler, four large double glazed Velux roof lights with built in blinds makes this a light and airy space, feature radiators.

Storage Room 2 x 8'2" (2 x 2.5m).

With shelving providing excellent, spacious storage.

Ensuite Bathroom

Furnished with period style suite with feature free standing tub bath with claw feet, separate walk-in shower with tiling, low flush w/c, pedestal wash basin, feature fitted vanity mirror, double glazed Velux roof light, feature period style fire surround, heated towel rail and radiator.

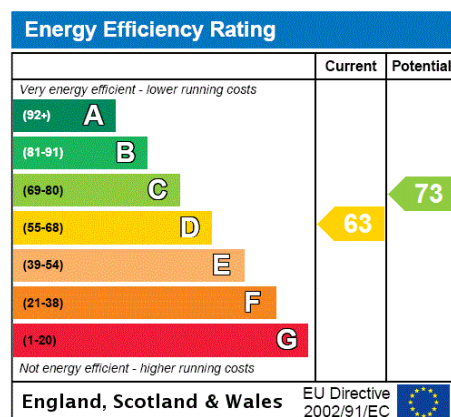
Outside

The property occupies an elevated position off Manygates Lane, with attractive block paved driveway to the front providing ample off-street parking and leading to the side, neat, terraced lawn garden to the front with mature trees and shrubs and flowering borders. To the rear, brick built detached garage with up and over door, personnel door, double glazed windows, pitched roof, attractive block paving to the rear providing ample seating with further lawn garden and well stocked borders with mature trees and shrubs making the most of the open views. The property has a burglar alarm and CCTV Security System.

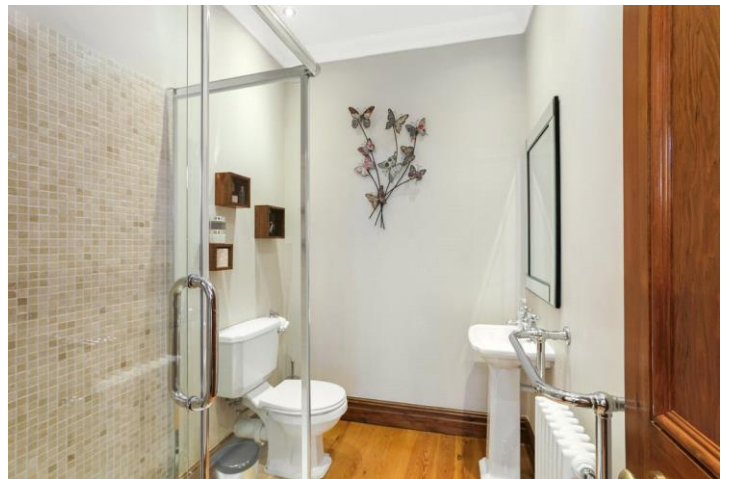
Council Tax Band: E

Tenure: Freehold.

Viewings. To be arranged through Holroyd Miller









GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



2ND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 2362 sq.ft. (219.5 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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