



Manygates Lane, Sandal,
Wakefield, WF2 7DR

Asking Price:
£365,000

Holroyd Miller have pleasure in offering for sale this mature detached bungalow, being a former lodge building and occupying a sought-after position in the heart of Sandal south of Wakefield city centre, convenient for local amenities including shops, supermarkets, pubs, restaurants, local train station and easy access to the motorway network. The well planned interior briefly comprises entrance porch leading to reception hallway, living room with double glazed bay window, feature oak fire surround, opening to formal dining room leading through to conservatory extension, well equipped breakfast kitchen with a range of built in appliances, combined shower room, bedroom to the front having fitted wardrobes, ensuite cloakroom, bedroom two having fitted wardrobes, stairs lead to first floor study area giving access to further bedroom or home office with Velux roof light. Outside the property occupies a generous plot with printed concrete driveway providing ample off-street parking leading to single car garage. To the rear, enclosed garden with Indian stone patio and further lawn garden. Ideal for those looking to downsize and occupying a popular and convenient position. Offered with No Chain, Viewing Essential.

Entrance Porch

With double glazed entrance door, leading to reception hallway.

Living Room 12'11" x 14' (3.94m x 4.27m).

With double glazed bay window, feature oak fire surround with fitted gas fire, brick inset and tiled hearth, four wall light points, single panel radiator.

Formal Dining Room 14'7" x 9'3" (4.45m x 2.82m).

With sliding double glazed patio doors leading through to the conservatory, feature brick arch, downlighting to the ceiling, double panel radiator.

Conservatory 11'10" x 5'5" (3.6m x 1.65m).

Being double glazed with French doors leading onto the rear garden.

Breakfast Kitchen 13'5" x 8'8" (4.1m x 2.64m).

Fitted with a matching range of oak fronted wall and base units, contrasting worktop areas extending to breakfast bar, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, Valiant central heating boiler, stainless steel sink unit, single drainer, tiling between the worktops and wall units, feature open staircase, two double glazed windows, double panel radiator.

Combined Shower Room

Having wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, double glazed window, central heating radiator.

Bedroom to Front 9'3" x 11'11" (2.82m x 3.63m).

Having fitted wardrobes, overhead cupboards, double glazed bay window, double panel radiator.

Ensuite Cloakroom

With wash hand basin set in vanity unit, low flush w/c, tiling, double glazed window.

Bedroom to Front 8'10" x 10'8" (2.7m x 3.25m).

With wash hand basin set in vanity unit, fitted wardrobes, overhead cupboards, double glazed window, central heating radiator.

Stairs lead to...

First Floor Study Area 15' x 9'3" (4.57m x 2.82m).

With double glazed Velux roof light, access to eaves storage (3.62m x 1.80m).

Bedroom/Study 13'11" x 5'4" (4.24m x 1.63m).

With double glazed Velux roof light, access to useful eaves storage, double panel radiator.

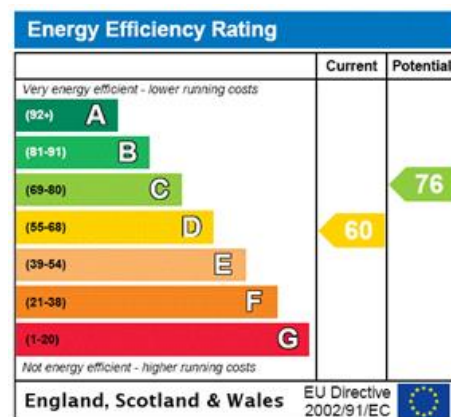
Outside

The property has an attractive printed concrete driveway to the front and side providing ample off-street parking leading to single car garage with power and light laid on measuring (6.30m x 2.50m). To the rear, enclosed garden with Indian Stone patio, further lawn garden.

Council Tax Band: E

Tenure: Freehold

Viewings: By appointment through Holroyd Miller



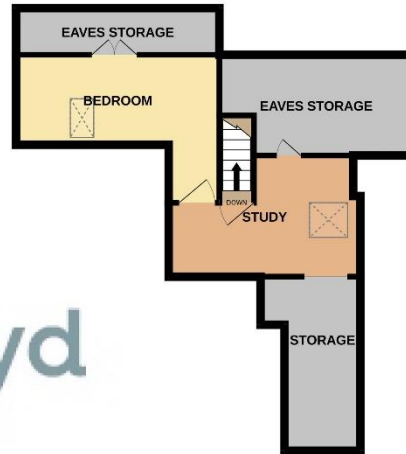




GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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