



# 114 Manygates Lane

For Sale £499,950

Sandal, Wakefield, WF2 7DP

Holroyd Miller have pleasure in offering for sale this imposing Victorian semi-detached house offering spacious and well-proportioned accommodation together with an abundance of character and original features together with stunning open views towards Pugneys and beyond. The accommodation has both gas fired central heating and majority double glazing and comprising; rear entrance vestibule leading to reception hallway with open staircase, living room with feature fire place, open views, separate family room/formal dining room with feature bay window again with stunning open views, breakfast kitchen, side entrance hall with utility room and half cellar. To the first floor, four bedrooms, house bathroom, separate w/c. To the second floor, spacious landing with access to eaves storage providing tremendous potential for further accommodation, bedroom five with open views and built-in wardrobes. Outside, garden to three sides, detached double garage, located in this ever popular and sought-after location of Sandal, south of Wakefield city centre close to its amenities with easy access to local bus and rail services, access to the M1 via J39 ideal for those wishing to travel to Leeds or Sheffield. A truly enviable family home which must be viewed.

**REAR ENTRANCE VESTIBULE**  
With tiled floor and double-glazed door, leads through to...

**INNER RECEPTION HALLWAY**  
With feature open staircase, full height double glazed window making the most of the views, single panel radiator, built in storage cupboards.

**LIVING ROOM**  
12' 11" x 15' 0" (3.95m x 4.58m)  
With feature double glazed bay window with stunning views toward Pugnays Country Park and views beyond, feature fire surround with flame effect fitted gas fire, corncicing to the ceiling, central heating radiator.

**DINING/FAMILY ROOM**  
15' 10" x 12' 9" (4.83m x 3.91m)  
With feature fire surround with flame effect fitted gas fire, double glazed window, double panel radiator.

**BREAKFAST KITCHEN**  
15' 7" x 11' 0" (4.75m x 3.37m)  
Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, tiling between the worktops and wall units, stainless steel sink unit, single drainer with mixer tap unit, gas point for cooker, double glazed window, built in storage cupboard, central heating radiator.

**SIDE ENTRANCE HALLWAY**  
With access to half cellar with central heating boiler, single panel radiator.

**CLOAKROOM/UTILITY ROOM**  
With pedestal wash basin, low flush w/c, plumbing for automatic washing machine, fitted worktops, central heating radiator.

**STAIRS LEAD TO....**

**FIRST FLOOR LANDING**  
With central heating radiator, feature window.

**BEDROOM**  
16' 3" x 12' 11" (4.97m x 3.95m)  
With feature fire surround, double glazed window, double panel radiator.

**BEDROOM**  
7' 1" x 9' 9" (2.18m x 2.99m)  
With double glazed window with open views, single panel radiator.

**BEDROOM**  
10' 11" x 14' 11" (3.35m x 4.57m)  
With feature fire surround, built in wardrobes, double glazed window, single panel radiator.

**BEDROOM**  
11' 0" x 15' 7" (3.37m x 4.75m)  
With double glazed window with feature fire surround, double panel radiator.

**SEPARATE LOW FLUSH W/C**  
With double glazed window to front and rear, central heating radiator.

**HOUSE BATHROOM**  
Furnished with modern white suite with pedestal wash basin, paneled bath, separate walk in shower, tiling, double glazed window, heated towel rail, central heating radiator.

**STAIRS LEAD TO...**

**SPACIOUS FIRST FLOOR SECOND FLOOR LANDING**  
With access large eaves storage area also providing potential for further accommodation if so required.

**BEDROOM FIVE**  
16' 0" x 12' 6" (4.88m x 3.83m) Having built in wardrobes, two double glazed windows making the most of the stunning views with double panel radiator.

**OUTSIDE**  
The property is approached from the rear on Manygates lane with mainly laid to lawn gardens to three sides with well stocked flowering borders with mature shrubs and trees, paved pathways, detached double garage being brick built measuring (5.05m x 5.96m) with power and light laid on, pedestrian rear entrance door, further lawn garden areas to the front with mature shrubs and well stocked borders.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

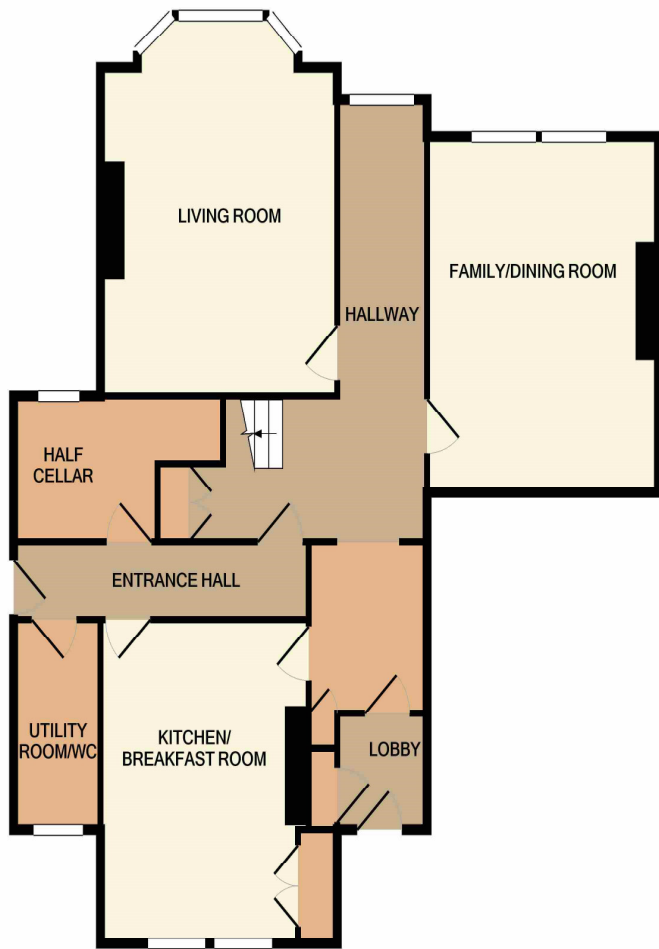












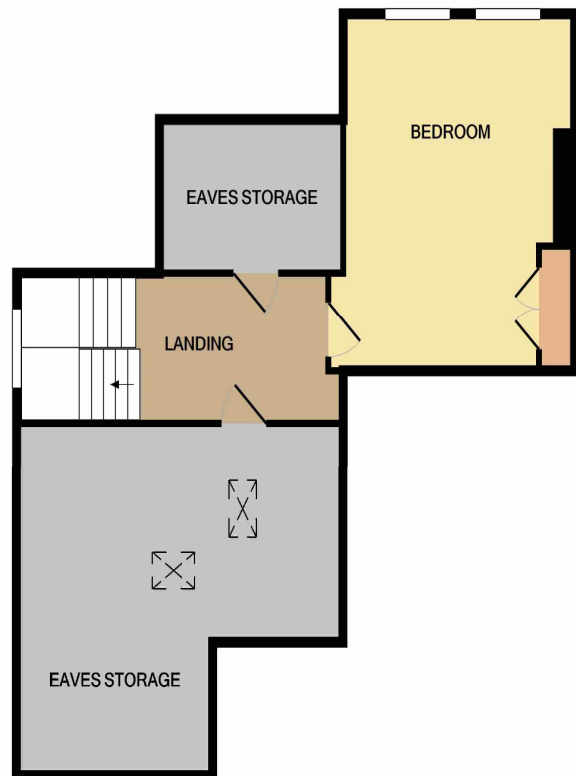
GROUND FLOOR  
APPROX. FLOOR  
AREA 981 SQ.FT.  
(91.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2505 SQ.FT. (232.7 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. 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  
Made with Metropix ©2021



1ST FLOOR  
APPROX. FLOOR  
AREA 886 SQ.FT.  
(82.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.3 SQ.M.)