



ASKING PRICE

**£165,000**

**Manygates Lane**

Wakefield, WF2 7DP



**HODSONS**

A rare opportunity to acquire this newly converted, self-contained duplex apartment situated in the sought-after area of Sandal, Wakefield. Presented to an exceptionally high standard, this apartment boasts a thoughtfully designed layout with a contemporary feel throughout.

The open-plan kitchen, dining, and living area is ideal for modern living. The sleek kitchen is fitted with an array of quality units, complemented by integrated appliances, ensuring both style and functionality. This space effortlessly flows to a stunning balcony, perfect for al fresco dining or simply enjoying your morning coffee with a view.

The bedroom is fitted with wardrobes providing ample storage, while the modern ground floor bathroom features a stylish white suite with high-end finishes for a touch of luxury.

Additional features include a designated parking space, ensuring convenience and security. This apartment is perfectly suited for a single professional seeking a chic and low-maintenance home. Alternatively, it presents a promising investment opportunity, whether for long-term lettings or as an attractive Air B&B option.

Nestled in the picturesque suburb of Sandal, this property benefits from a peaceful yet well-connected setting. Sandal is renowned for its charming village atmosphere, while offering excellent access to Wakefield city centre and beyond, making it ideal for commuters. The area boasts a range of local amenities, from independent shops and eateries to scenic walks around the historic Sandal Castle and surrounding countryside.

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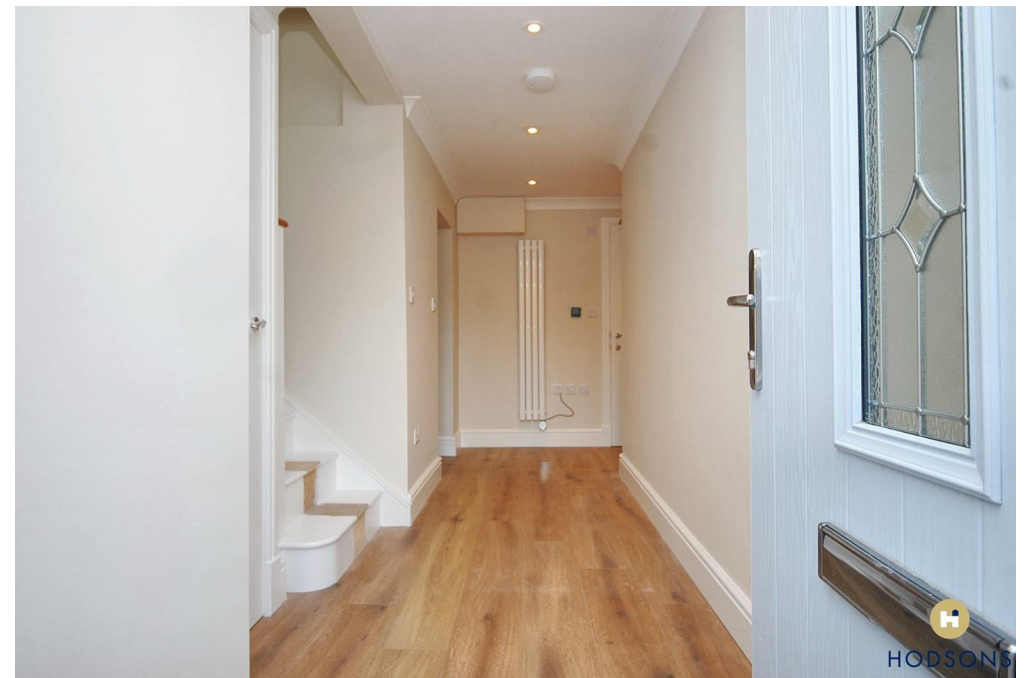
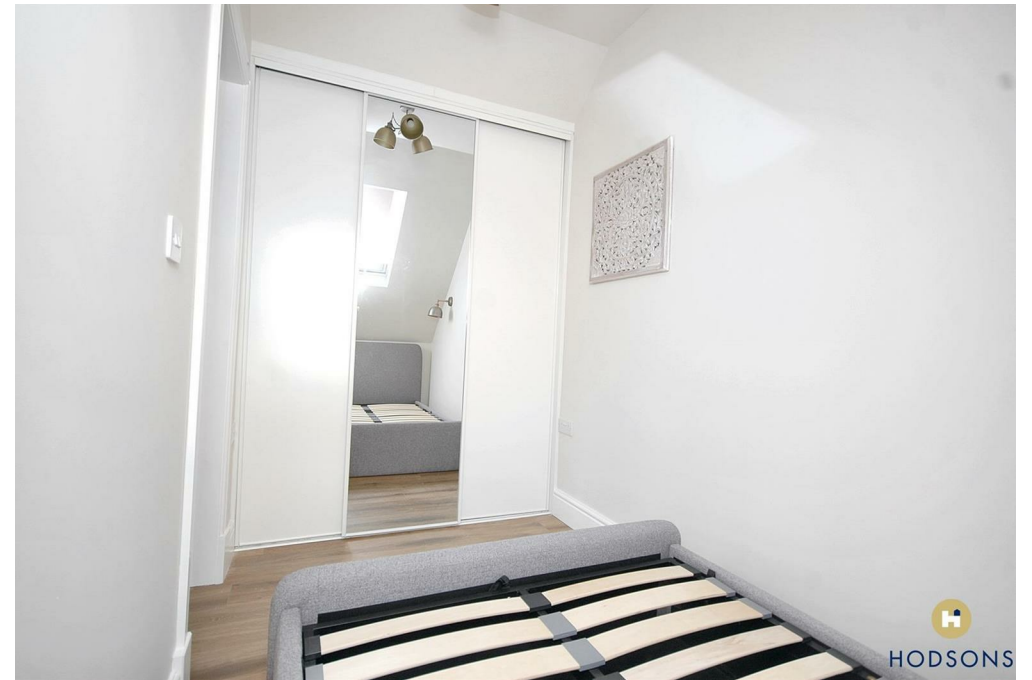


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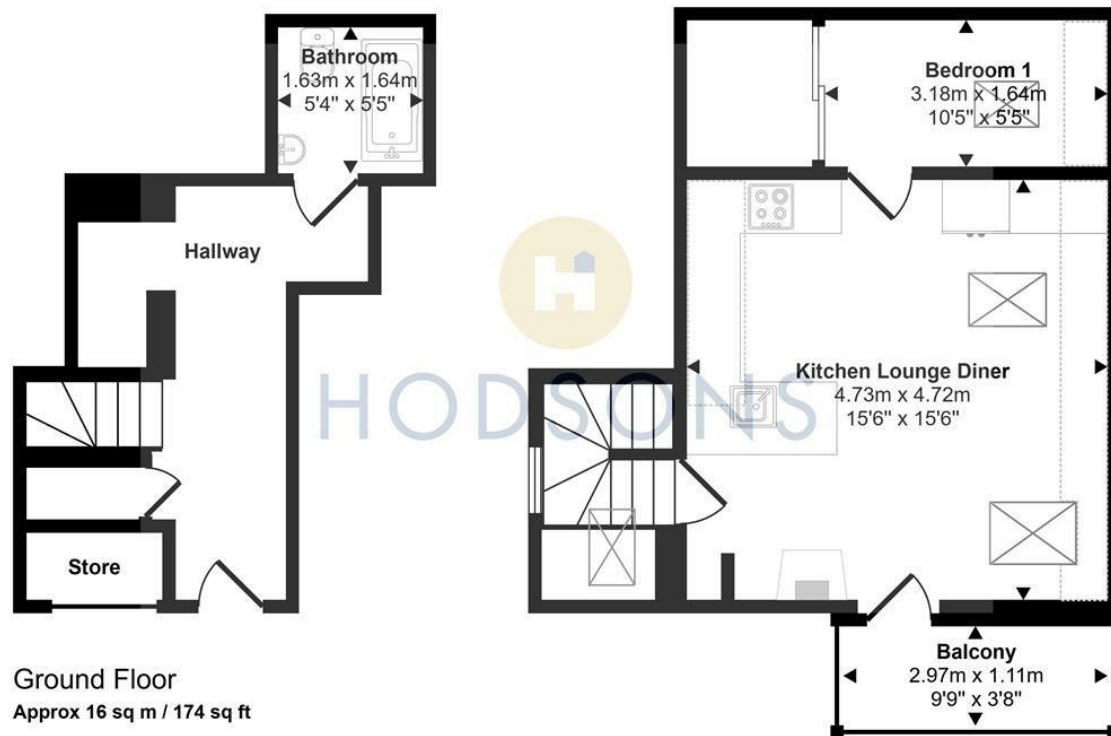
HODSONS





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Approx Gross Internal Area  
51 sq m / 554 sq ft



## LOCAL AUTHORITY

Wakefield

## TENURE

Leasehold

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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## OFFICE DETAILS

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