



Snow Gate™

Estate agency done properly



49 Back Lane

Grange Moor, Wakefield, WF4 4EJ

A unique three double bedroom detached family home available with no vendor chain in a convenient location adjacent to open countryside with beautiful far reaching views. Until recently rented out the property briefly comprises spacious lounge, separate kitchen, ground floor master bedroom and ensuite. To the first floor are two further double bedrooms and a family bathroom. Gas central heating, double glazing, off road parking and sitting out areas.

NO VENDOR CHAIN.

£300,000

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- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE RECEPTION ROOM WITH SPIRAL STAIRS TO THE FIRST FLOOR
- STUNNING RURAL POSITION WITH BEAUTIFUL FAR REACHING VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GROUND FLOOR MASTER BEDROOM WITH ENSUITE
- AVAILABLE WITH NO VENDOR CHAIN

Entrance

Lounge

20'7" x 17'6" (6.27m x 5.33m)

Bathroom

6'10" x 4'9" (2.08m x 1.45m)

Kitchen

10'10" x 8'9" (3.30m x 2.67m)

Outside

Ground Floor Bedroom

9'6" x 8'3" (2.90m x 2.51m)

Ensuite

5'9" x 4'10" (1.75m x 1.47m)

First Floor

Master Bedroom

14'11" x 12'7" (4.55m x 3.84m)

Bedroom 2

13'7" x 9'8" (4.14m x 2.95m)



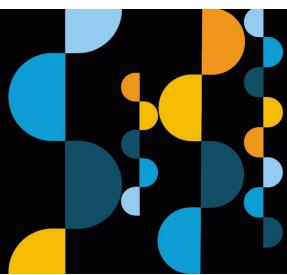
Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C	74	87	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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