



# Snow Gate™

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## 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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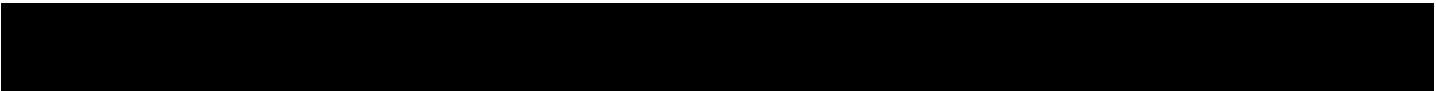


- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- STUNNING RURAL POSITION WITH BEAUTIFUL FAR REACHING VIEWS
- GROUND FLOOR MASTER BEDROOM WITH ENSUITE
- LARGE RECEPTION ROOM WITH SPIRAL STAIRS TO THE FIRST FLOOR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- AVAILABLE WITH NO VENDOR CHAIN

<b>Entrance</b>	<b>Bathroom</b>
<b>Lounge</b> 20'7" x 17'6" (6.27m x 5.33m)	6'10" x 4'9" (2.08m x 1.45m)
<b>Kitchen</b> 10'10" x 8'9" (3.30m x 2.67m)	<b>Outside</b>
<b>Ground Floor Bedroom</b> 9'6" x 8'3" (2.90m x 2.51m)	
<b>Ensuite</b> 5'9" x 4'10" (1.75m x 1.47m)	
<b>First Floor</b>	
<b>Master Bedroom</b> 14'11" x 12'7" (4.55m x 3.84m)	
<b>Bedroom 2</b> 13'7" x 9'8" (4.14m x 2.95m)	



## Directions

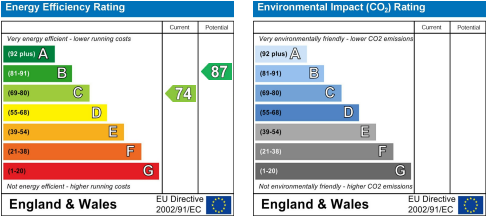






Floor Plan

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.



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