



WAKEFIELD
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25 Sandal Hall Mews, Sandal, Wakefield, WF2 6ED

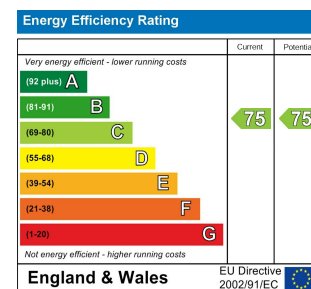
For Sale Leasehold 70% Shared ownership £74,950

* 70% shared ownership* A fantastic opportunity to purchase this first floor two bedroom apartment on this sought after over 55s development benefitting from two double bedrooms and spacious living room.

The property briefly comprises of entrance hall with stairs to the first floor which leads to two double bedrooms, shower room/w.c., spacious living room and fitted kitchen. Outside there is a communal car park and communal landscaped gardens.

The property is located within the sought after area of Sandal with main bus routes running to and from Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Staircase with handrail leading up to the first floor landing.

FIRST FLOOR LANDING

Doors to two bedrooms, shower room/w.c., living room and large cupboard housing the combi boiler.

BEDROOM ONE

8'7" [min] x 9'2" [max] x 10'9" [2.64m [min] x 2.80m [max] x 3.28m]

Three double fitted wardrobes, coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and double doored storage cupboard over the bulk head of the stairs.



BEDROOM TWO

8'7" x 6'9" [2.63m x 2.07m]

UPVC double glazed window overlooking the side elevation, coving to the ceiling and central heating radiator.



SHOWER ROOM/W.C.

5'3" x 7'3" [1.61m x 2.23m]

Three piece suite comprising large ceramic wash basin with chrome mixer tap built into vanity cupboards with chrome handles, curved corner shower cubicle with mixer shower within and concealed low flush w.c. Fully laminated walls, UPVC cladding to the ceiling, UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



LIVING ROOM

14'8" [max] x 14'3" [min] x 11'9" [4.48m [max] x 4.35m [min] x 3.59m]

Ceiling rose, coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into the kitchen.



KITCHEN

7'6" x 8'4" [2.29m x 2.56m]

Range of wall and base units with laminate work surface over and tiled splash back above, ceramic sink and drainer with mixer tap, freestanding oven and grill with cooker hood above, space for a large fridge/freezer freestanding, display cabinets with glass shelving, central heating radiator and UPVC double glazed window overlooking the rear aspect.

OUTSIDE

The property has a communal car park and landscaped communal gardens.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

LEASEHOLD

The service charge is £1497 [pa] and ground rent £124 [pa]. The remaining term of the lease is 67 years [2022]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.