



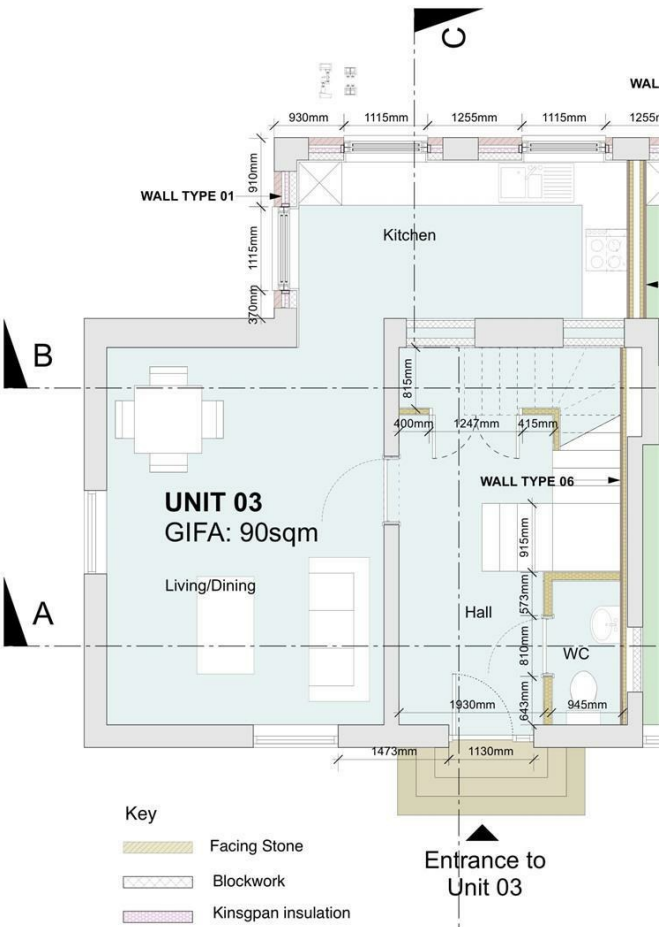
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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

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.



Carlton House Sandy Walk, Wakefield, WF1 2DJ

For Sale Leasehold £320,000

A large duplex apartment forming part of this stylish development of just eight grand city centre dwellings set in this handsome Grade II listed building with extensive communal gardens and private parking.

This large duplex apartment has its own ground floor entrance into a welcoming reception hall and has a guest w.c. off to the side, the living room is of fine proportions with windows to the front and side, flowing through into a large kitchen overlooking the gardens to the rear. The first floor presents a good size principal bedroom with an en suite shower and two further double bedrooms served by the family bathroom/w.c. Outside, the property has two private parking spaces and full use of the sizeable communal gardens.

This enticing property is situated within very easy reach of the city centre of Wakefield, which offer broad range of shopping, schooling and recreational facilities as well as having a mainline railway station and ready access to the national motorway network.



PLEASE NOTE

The artist impression images shown are not considered to be an exact representation and should be viewed as a guide only. The developers reserved the right to alter any aspect of the specification.

LEASEHOLD

The apartments will be sold on a Long Leasehold tenure, details of which and service charge to be confirmed.

Service charges, per calendar month.

- Apartment 1 £151.00
- Apartment 2 £185.00
- Apartment 3 £200.00
- Apartment 4 £137.00
- Apartment 5 £137.00
- Apartment 6 £169.00
- Apartment 7 £137.00
- Apartment 8 £167.00

ACCOMMODATION

RECEPTION HALL

GUEST W.C.

LIVING ROOM/KITCHEN

FIRST FLOOR

BEDROOM ONE

EN SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM/W.C.

OUTSIDE

Two private parking spaces and full use of the sizeable communal gardens.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.