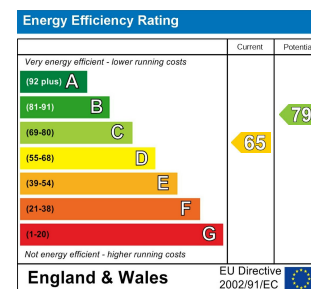
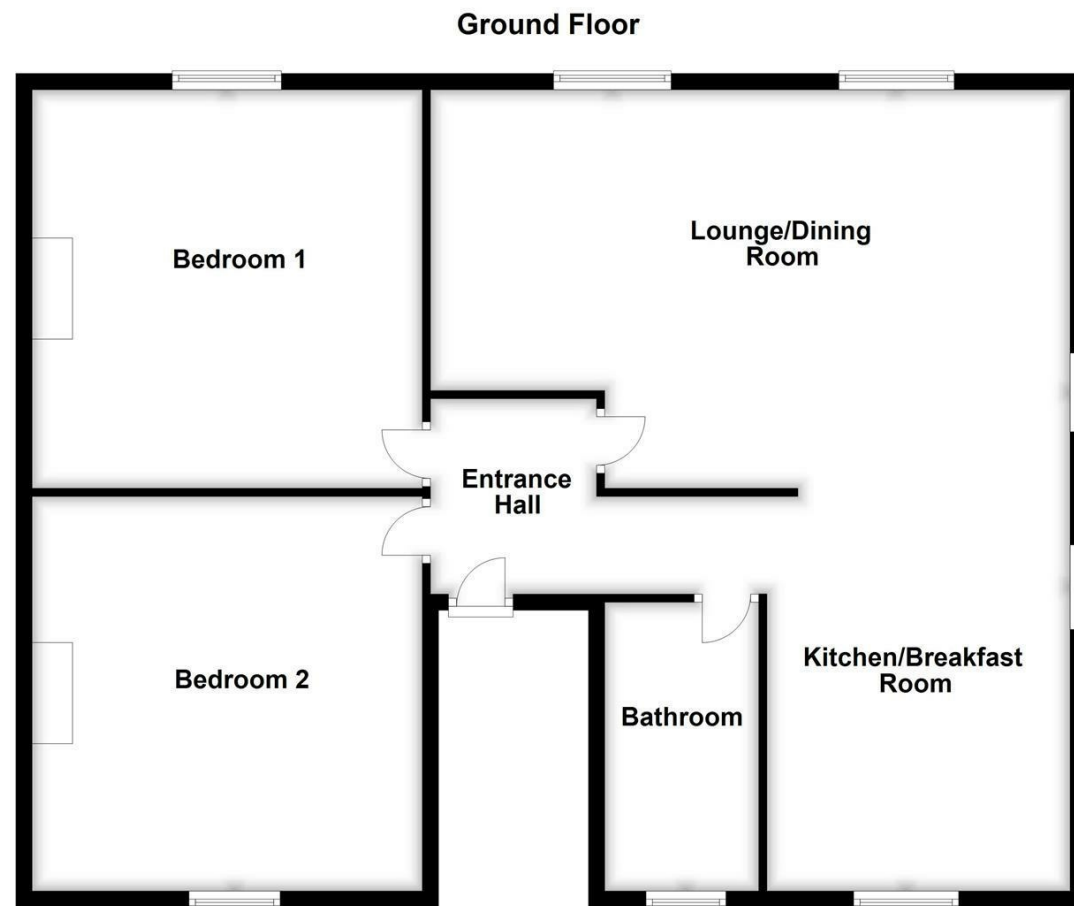


WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 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.



**Flat 3, 45 Woodthorpe Lane, Sandal, Wakefield, WF2 6JQ**  
**For Sale Leasehold £275,000**

Forming part of the former Woodthorpe Grange House, is this characterful and deceptively spacious, two double bedroom second floor apartment adjacent to Wakefield golf club in one of the city's most desirable locations. The apartment is superbly presented with an intercom system, modern a fitted kitchen breakfast room along with tasteful mutual decoration throughout.

The accommodation briefly comprises entrance hall with access to the loft, two bedrooms, bathroom, lounge dining room and kitchen breakfast room. Outside the property has its own parking space as well as an end terrace garage with manual up and over door.

Sandal in Wakefield boasts a charming blend of historic allure and modern convenience, making it a sought after location with an array of amenities from quaint cafes to supermarkets. With excellent transport links for the commuter via the motorway or train station and within close proximity to cultural landmarks such as Sandal Castle.

Available with no onward chain, an ideal home for the professional couple or those looking to downsize in the Sandal area and only a full internal inspection will truly show what is to offer at this quality apartment.



## KITCHEN BREAKFAST ROOM

16'0" x 11'8" [4.9m x 3.58m]

Single pane timber frame sash window to the front, further double glazed timber frame window to the side, central heating radiator, opening to the lounge dining room. A range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer, integrated oven, integrated four ring gas hob with stainless steel extractor hood over, laminate splashback, space for a fridge freezer, breakfast bar with laminate work surface over.



## LEASEHOLD

The ground rent £25.00 [pa]. The remaining term of the lease is 963 years [2024]. 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 D

## EPC RATING

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

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## VIEWINGS

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

## ACCOMMODATION

### ENTRANCE HALL

Front entrance door with intercom system. Spotlights to the ceiling, access to the loft, doors to bedrooms, lounge dining room, bathroom and an opening through to the kitchen breakfast room.

### BEDROOM ONE

15'10" x 16'2" [4.83m x 4.93m]

Central heating radiator, spotlights to the ceiling, two central heating radiators, single pane timber frame sash window to the rear, chest of drawers and double wardrobe plus single wardrobe.



### BEDROOM TWO

16'0" x 15'10" [4.88m x 4.84m]

Timber frame single pane sash window to the front, two central heating radiators, spotlights to the ceiling, chest of drawers and two single wardrobes.

### BATHROOM/W.C.

6'0" x 12'2" [1.83m x 3.72m]

Frosted double glazed timber framed window to the front, spotlighting to the ceiling, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin set into a storage unit with mixer tap, P-shaped bath with mixer tap, mains fed overhead shower with shower screen, black wall panelling to the shower area and the remainder of the bathroom is partially tiled.



### LOUNGE DINER

15'11" x 25'6" max x 18'3" min [4.87m x 7.79m max x 5.57m min]

Two single pane timber frame sash windows to the rear, further double glazed timber framed window to the side, two central heating radiators, spotlights to the ceiling and electric fire.



### OUTSIDE

Parking space and single garage. There is a set of three garages and the property garage is the end garage to the left with a manual up and over door and power.