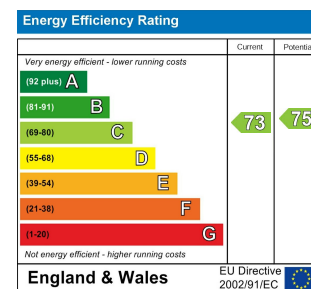




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



16 Sandal Hall Mews, Wakefield, WF2 6ED
For Sale Leasehold 70% Shared ownership £87,500

Well-appointed throughout, this ground floor two bedroomed apartment for the over 55s is available to the market with 70% shared ownership.

The property benefits from UPVC double glazing and gas central heating. The property fully comprises of the entrance porch, lounge, modern kitchen, inner hallway to two bedrooms and modern shower room/w.c. Outside, there are attractive communal garden areas and communal parking.

Situated in a popular part of Sandal the property is well placed to local amenities including shops such as ASDA Superstore with local bus routes nearby and Sandal & Agbrigg train station only a short distance away.

Offered for sale with no chain involved and vacant possession, an ideal property for those to downsize and an early viewing comes highly recommended.



ACOMMODATION

ENTRANCE PORCH

Composite side entrance door, tiled floor and radiator. Door into the lounge.

LOUNGE

11'6" x 14'0" [3.53m x 4.28m]

Electric fire with modern surround, marble back and hearth, UPVC double glazed window to the front, radiator, detailed coving to the ceiling, doors to the kitchen and inner hallway.



HALLWAY

Doors to two bedrooms, airing cupboard, store room and modern shower room.

SHOWER ROOM/W.C.

7'5" x 5'2" [2.28m x 1.60m]

Low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower, part tiled walls, wood effect floor and UPVC double glazed frosted window to the rear.



BEDROOM ONE

10'7" x 8'7" [3.25m x 2.62m]

UPVC double glazed window to the front, coving to the ceiling, radiator and built in wardrobes to one side of the wall. Fitted bedroom furniture and dressing table.



BEDROOM TWO

8'7" x 6'10" [2.63m x 2.09m]

UPVC double glazed window to the rear and radiator.



KITCHEN

7'6" x 8'4" [2.31m x 2.56m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, space for a cooker in the kitchen, space for a fridge, plumbing for a washing machine, drawers down the base units, fully tiled floor and part tiled walls. UPVC double glazed window to the rear.

OUTSIDE

Attractive communal lawned garden areas and communal parking.



LEASEHOLD

The service charge is £1,717.80 (pa). The remaining term of the lease is 66 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 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.