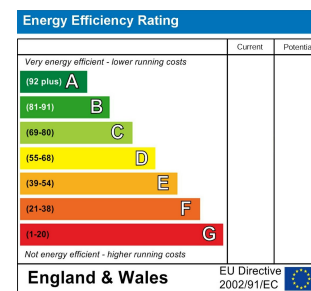
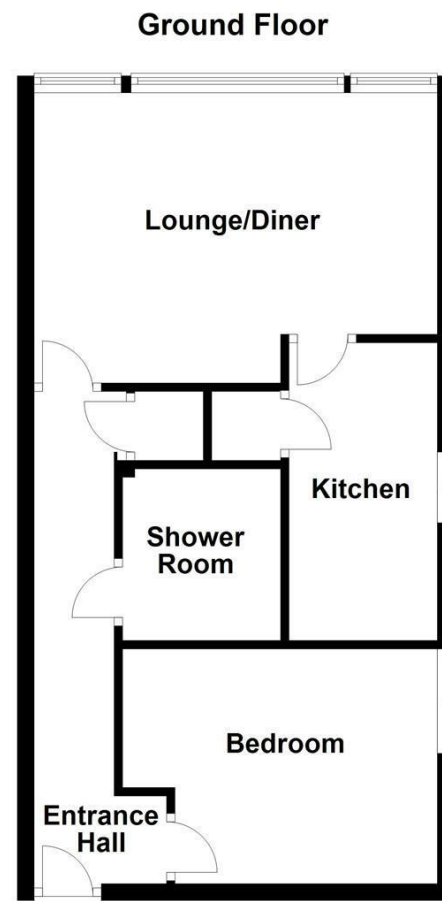




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**56 Sandal Hall Mews, Wakefield, WF2 6ED**  
**For Sale Leasehold 50% Shared Ownership £37,500**

50% Shared ownership with Guinness partnership, available with no chain involved and vacant possession. Superbly appointed throughout is this one bedroom ground floor apartment for the over 55's.

The accommodation comprises communal entrance hallway and entrance door into the hallway, lounge diner with access to the modern kitchen, a double bedroom and a modern shower room/w.c. Outside there are attractive communal gardens.

Situated in a popular location of Sandal, the property is well placed for local amenities such as shops, bus routes and Sandal/Agbrigg train station. Restaurants, public houses and location such as Newmillerdam country park and Pugneys water park are nearby. For those wishing to commute further afield there is good access to the M1 motorway.

An ideal home for those looking to downsize and an early viewing comes recommended to appreciate.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Entrance door into the communal hallway and a further entrance door for the property.

### ENTRANCE HALLWAY

Radiator, loft access, doors to bedroom, shower room and lounge. Radiator, telephone intercom, loft access, airing cupboard.

### LOUNGE DINER

15'8" x 11'6" max x 9'3" min (4.78m x 3.52m max x 2.82m min)

Radiator, dado rail, ceiling rose, UPVC double glazed window to the front and door to the modern fitted kitchen.



### KITCHEN

11'8" x 5'8" (3.57m x 1.74m)

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, plumbing for washing machine, integrated oven and grill, space for fridge and freezer, four ring electric hob with cooker hood over, drawers, UPVC double glazed window to the side, tiled effect floor, radiator, door to the storage cupboard.



### BEDROOM ONE

10'2" x 9'1" (3.12m x 2.79m)

UPVC double glazed window to the side, radiator and fitted wardrobes to one wall.



### SHOWER ROOM

6'1" x 6'7" (1.87m x 2.03m)

Concealed low flush w.c. wash basin over vanity cupboards, walk in electric shower, part tiled walls, radiator.



### OUTSIDE

Communal garden areas.

## COUNCIL TAX BAND

The council tax band for this property is TBC.

## LEASEHOLD

The service charge is £2320.20 [pa] and ground rent £1847.40 [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.

## 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.