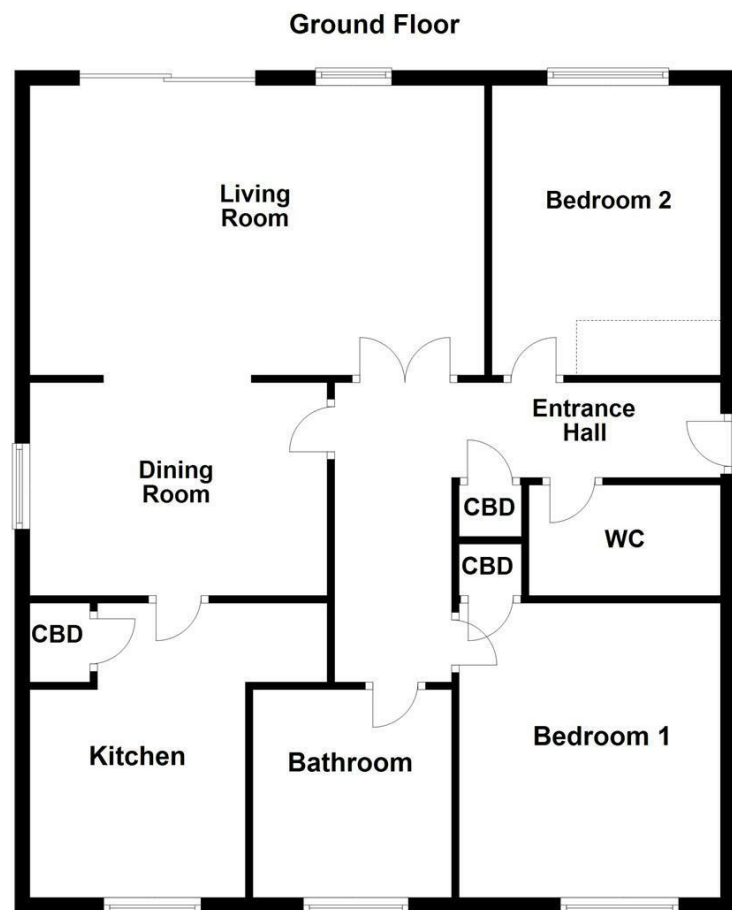


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



1 Chevet Court, Sandal, Wakefield, WF2 6RB

For Sale Leasehold Offers Over £240,000

In the sought after area of Sandal is this two bedroom ground floor apartment benefitting from spacious accommodation and a detached garage.

The property briefly comprises of the w.c., open plan living/dining room, kitchen, two bedrooms and bathroom. Outside to the rear is a detached garage.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

This property would make an ideal home for those looking to downsize and only a full internal inspection will reveal all that's on offer and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Timber framed entrance door, central heating radiator, doors to two bedrooms, w.c., storage cupboard, living room, dining room and bathroom.

W.C.

4'6" x 8'0" [1.38m x 2.45m]

Low flush w.c., pedestal wash basin, central heating radiator, hand rail and extractor fan.

BEDROOM TWO

12'4" x 9'7" [3.76m x 2.94m]

Central heating radiator, UPVC double glazed window to the rear elevation and built in wardrobes.



DINING ROOM

8'9" x 12'2" [2.68m x 3.73m]

Central heating radiator, UPVC double glazed window to the side elevation, an opening to the living room and door to the kitchen.



LIVING ROOM

19'4" x 13'4" [5.90m x 4.07m]

Central heating radiator, gas fireplace with stone surround, UPVC double glazed floor to ceiling windows with further window and door to the rear elevation.



KITCHEN

9'2" x 12'7" [2.80m x 3.84m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated double oven, four ring electric hob with pull out extractor fan, space and plumbing for a fridge/freezer, integrated washing machine and integrated dishwasher. Central heating radiator, storage cupboard, boiler cupboard and UPVC double glazed windows to the front elevation.

BATHROOM/W.C.

7'6" x 8'6" [2.30m x 2.60m]

Three piece suite comprising wash hand basin, low flush w.c., panelled bath and shower unit with electric shower. Central heating radiator and UPVC double glazed frosted window to the front elevation.



BEDROOM ONE

12'4" x 11'1" [3.77m x 3.38m]

Central heating radiator, UPVC double glazed window to the front elevation, storage cupboard and built in wardrobes.



OUTSIDE

To the rear is a single detached garage providing off road parking.

LEASEHOLD

The service charge is £1,250.00 [pa] and ground rent £20.00 [pa]. The remaining term of the lease is 253 years [2025]. 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 C.

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.

EPC RATING

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