



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	



2 Sandy Grove Park Lime Pit Lane, Stanley, Wakefield, WF3 4FG

For Sale Leasehold £170,000

A well presented ground floor two bedroom apartment, situated in the sought after location of Stanley. This beautiful apartment forms part of a former Public House conversion and is situated in the original part of the building at the front of the development.

An entrance hallway leads into the accommodation, opening into the kitchen diner/living space which is fitted with integrated appliances and features a large UPVC double glazed bay window to the front elevation. Externally, the property benefits from allocated parking for one car and a low maintenance enclosed yard to the side elevation with a flagged patio area.

The property is ideally suited to first time buyers, couples or those looking to downsize. Conveniently located with easy access to motorway links, Pinderfields Hospital and Wakefield city centre.

Offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALLWAY

Fitted with carpeted flooring and a central heating radiator, with built-in storage cupboards. Doors lead to the kitchen diner/lounge, two bedrooms and the house shower room.

KITCHEN/LOUNGE/DINING ROOM

26'8" x 12'4" [8.13m x 3.78m]

The kitchen diner features solid oak flooring and is fitted with a range of wall and base units. Integrated appliances include a fridge/freezer, gas hob with extractor hood over, and an integrated oven. Stainless steel sink and drainer with mixer tap, laminate work surfaces, tiled splashbacks and spotlights to the ceiling. The lounge area benefits from carpeted flooring, a central heating radiator, and a large UPVC double glazed bay window overlooking the front elevation.



BEDROOM ONE

14'0" x 12'7" [4.29m x 3.84m]

A generous double bedroom with carpeted flooring, fitted wardrobe, spotlights to the ceiling and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

11'1" x 9'1" [3.40m x 2.77m]

A further double bedroom featuring carpeted flooring, spotlights to the ceiling, a UPVC double glazed window overlooking the front elevation and a central heating radiator.



SHOWER ROOM/W.C.

8'4" x 6'3" [2.55m x 1.93m]

Fitted with a low flush w.c., pedestal wash basin with mixer tap, and a corner shower unit with mixer shower and attachment. Extractor fan and central heating radiator.



OUTSIDE

There is a low maintenance enclosed rear yard with a flagged patio area. Allocated parking is provided for the property.



LEASEHOLD

The service charge is £1,000 [pa] and ground rent £5 [pa]. The remaining term of the lease is 978 years [2026]. 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 B.

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.