



**Sandal Grange Walton Lane, WAKEFIELD WF2 6AL**

**welcome to**

**Sandal Grange Walton Lane, WAKEFIELD**

2nd Floor Penthouse Apartment. Well-presented and maintained communal areas. Two allocated parking spaces as well as visitor space. Sandal Grange is ideal for commuting by road/rail/motorway network. The communal areas are well presented and well maintained.





**Entrance Hallway**

**Kitchen**

8' 5" x 14' 3" ( 2.57m x 4.34m )

**Lounge**

16' 9" x 24' 9" ( 5.11m x 7.54m )

**Bed 4/gym/dining Room**

13' 1" x 10' 7" ( 3.99m x 3.23m )

**Bedroom**

12' 6" x 21' 7" ( 3.81m x 6.58m )

**Dressing Area**

**En-Suite**

**Bedroom**

21' 6" x 12' 1" ( 6.55m x 3.68m )

**Bedroom**

11' 2" x 7' 9" ( 3.40m x 2.36m )

**Bathroom**

**Exterior**

**2 Parking Spaces**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Sandal Grange Walton Lane, WAKEFIELD

- Spacious 3 Bedroom Penthouse Apartment
- Modern fitted kitchen with integral appliances
- Family Bathroom and Dressing area and En-Suite to Master
- Allocated Parking and Well-presented Communal Gardens
- Located in a sought after semi-rural setting in Sandal.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK122400](http://williamhbrown.co.uk/Property/WAK122400)



Property Ref:  
WAK122400 - 0019

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