



£160,000

TENURE : LEASEHOLD

Sandal Hall Mews, Wakefield, WF2 6ED

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Over 55's development

No onward chain – ready to move into

First-floor apartment

Modern kitchen offering ample wall and base units

Two Double bedrooms

Stylish shower room with walk-in shower

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Properties

Movenowproperties are pleased to offer this superb opportunity to acquire this beautifully presented two double bed roomed first-floor apartment, available with no onward chain. Situated within an attractive and highly regarded development for the over 55's, this delightful home offers modern accommodation throughout and is ideally suited to those looking to downsize in comfort and style.

Enjoying well-maintained communal gardens and excellent on-site facilities including a warden, community lounge, and laundry room, the property is perfectly located in the sought-after area of Sandal, close to shops, bus routes, Sandal/Agbrigg train station, and scenic spots such as Newmillerdam Country Park and Pugneys Water Park. Easy access to the M1 motorway makes travel further afield convenient.

Accommodation

Communal Entrance Hallway

Secure communal entrance with access to the property's private front door.

Entrance Hallway

Welcoming hallway with radiator, telephone intercom, loft access, 3 useful airing cupboards, and doors leading to the lounge, bedrooms, and shower room.

Living Room

Measurements: 16'8" x 11'0" (5.08m x 3.35m)

A bright and spacious reception room with carpet flooring and featuring a large UPVC double-glazed bay window overlooking the attractive development.

Kitchen

Measurements: 11'10" x 6'0" (3.58m x 1.83m)

Modern fitted kitchen with a range of wall and base units complemented by work surfaces. Features include a 1.5 stainless sink and drainer, space for freestanding oven and hob, plumbing for a washing machine, space for fridge/freezer, and a UPVC double-glazed window to the side. Radiator and storage shelving.

Bedroom One

Measurements: 11'7" x 8'5" (3.53m x 2.56m)

A comfortable double bedroom with UPVC double-glazed window to the side carpet flooring and radiator.

Bedroom Two

Measurements: 10'9" x 7'7" (3.27m x 2.31m)

A second double bedroom with UPVC double-glazed window to the side carpet flooring and radiator.

Shower Room

Measurements: 7'10" x 6'2" (2.39m x 1.88m)

Stylish and modern shower room comprising a walk shower, concealed low flush WC, wash basin with vanity cupboards, tiled walls, and radiator.

Outside

The property enjoys access to attractive, well-maintained communal gardens, ideal for relaxation and socialising.

Tenure: Leasehold

Service Charge & Ground Rent: Approx £2500 per annum

Term: 125 years from 2018 – Approx 117 years remaining

Council Tax Band B
Property Type: Apartment
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

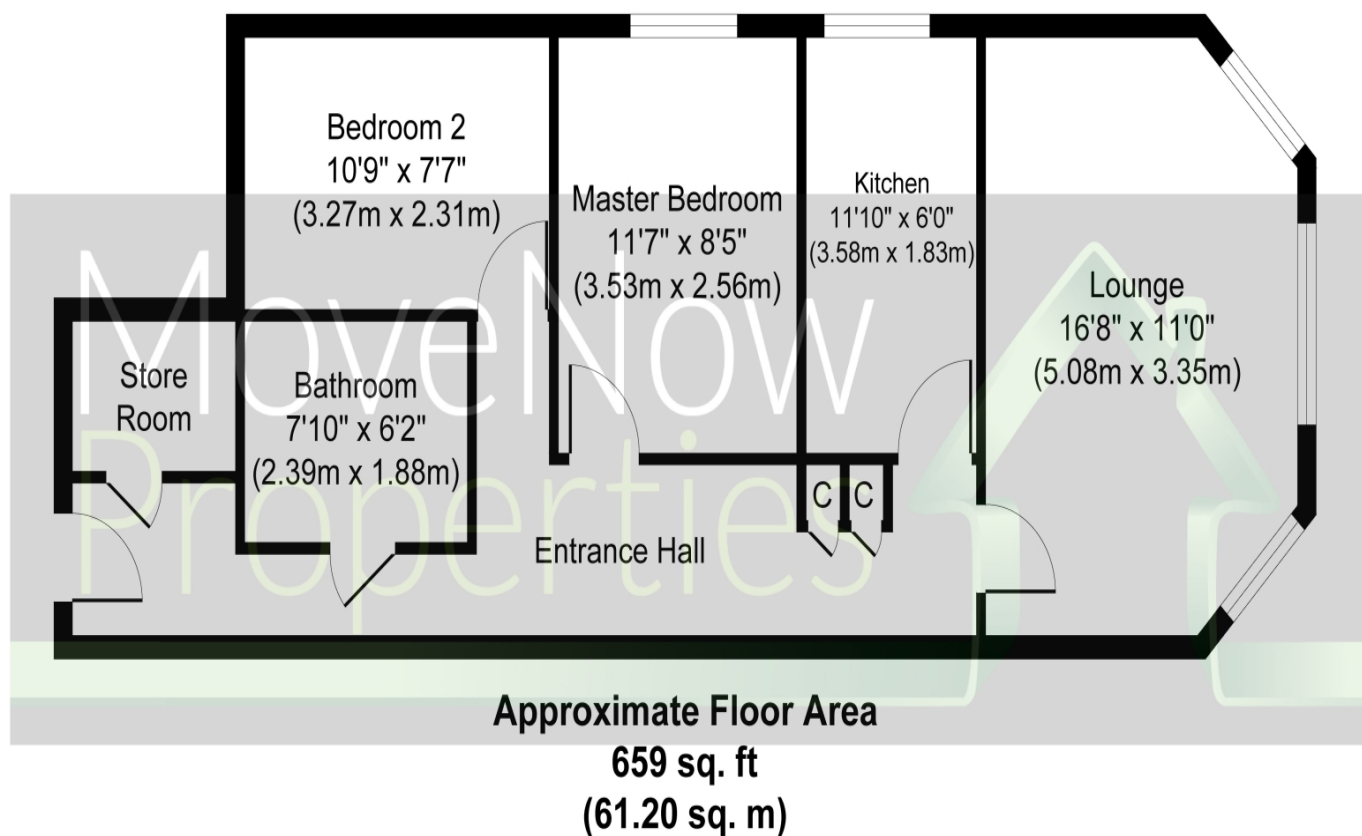
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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