



19 Sandal Grange

Walton Lane, Sandal, WF2 6AL

For Sale

£169,500

Holroyd Miller have pleasure in offering for sale this top floor apartment situated on this ever popular and sought after development on the outskirts of Sandal south of Wakefield city centre, serviced by a lift, offering excellent accommodation for the young or retiring alike with stunning views over the grounds, ideal for those looking to downsize with gas fired central heating, UPVC double glazing, allocated parking, comprising; communal entrance with access via staircase or serviced lift and leading to private entrance reception hallway with intercom system. Living room with open views and Velux roof light makes this a light and airy room, opening to well appointed kitchen with a range of cream wall and base units, a comprehensive range of built in appliances, two double bedrooms, master bedroom having en suite shower room, house bathroom furnished with modern white suite. Outside, well looked after gardens, communal gardens with allocated parking, secured access, located within easy reach of Sandal and its excellent range of amenities including restaurants, bars and pubs, supermarket, train station and easy access to the motorway network for those travelling to either Leeds or Sheffield. Offered with NO CHAIN, Viewing Essential.

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GROUND FLOOR ENTRANCE RECEPTION HALLWAY
With staircase and serviced lift, intercom system.

PRIVATE RECEPTION HALLWAY
With intercom, central heating radiator.

LIVING ROOM
16' 6" x 13' 4" (5.03m x 4.07m)
A light and airy room with double glazed window and Velux roof light, telephone point, open views, central heating radiator.

KITCHEN
9' 10" x 11' 0" (3.00m x 3.37m)
Superbly appointed with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, integrated double oven, gas hob with extractor hood over, integrated dishwasher, washer dryer, fridge and freezer, tiling between the worktops and wall units, down lighting to the ceiling, double glazed window.

MASTER BEDROOM
10' 9" x 13' 5" (3.30m x 4.09m)
With double glazed window with open aspect, telephone point, central heating radiator.

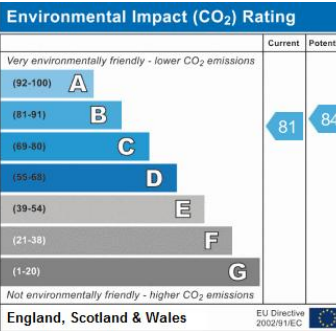
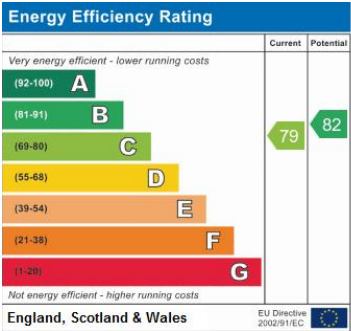
EN SUITE SHOWER ROOM
Furnished with white suite, comprising pedestal wash basin, low flush w/c, large shower cubide with Triton electric shower, tiling to the walls, electric shaver point, central heating radiator.

BEDROOM
14' 9" x 8' 6" (4.51m x 2.60m) plus doorwell
Having two ceiling lights, providing borrowed light, telephone point, central heating radiator.

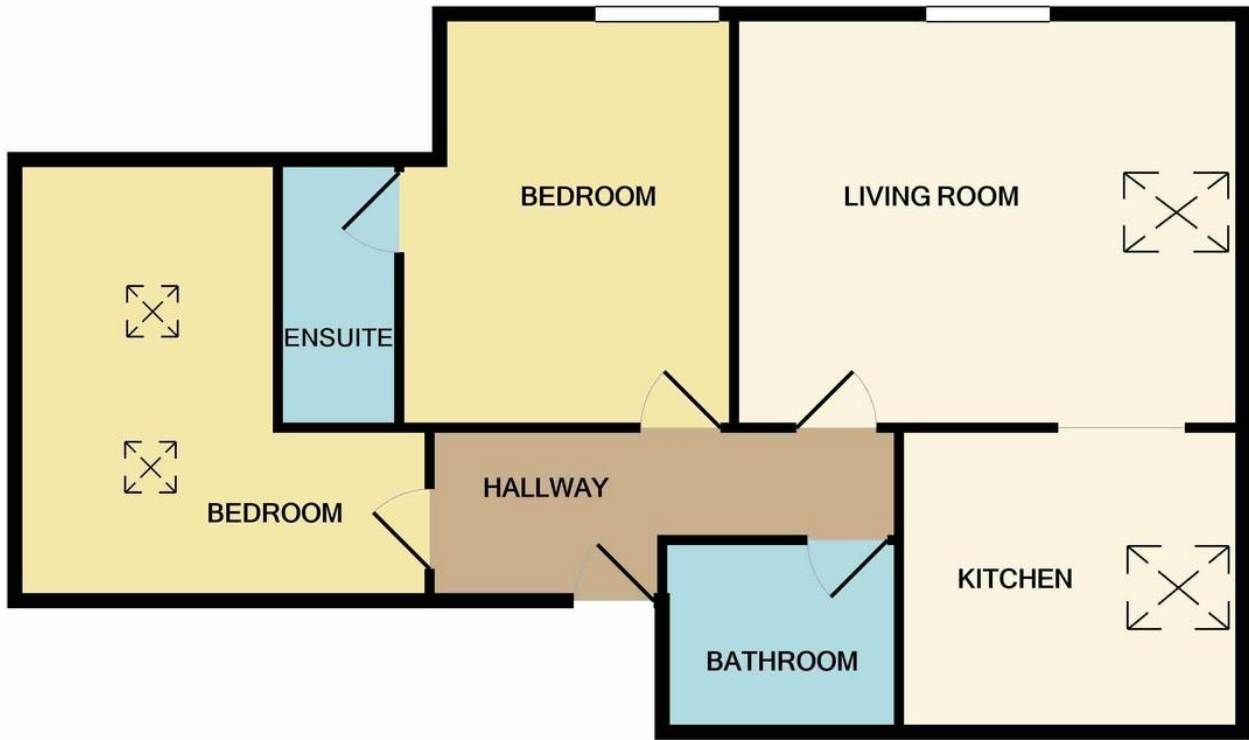
HOUSE BATHROOM
Furnished with modern white suite, comprising pedestal wash basin, low flush w/c, panelled bath, tiling, central heating radiator.

OUTSIDE
The property has allocated parking, communal gardens, accessed via a long sweeping driveway to secured parking.

Please note the Property is Leasehold. Leasehold 999 year
Ground Rent - £109.00 per quarter
Service Charge - £331.00 per quarter







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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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