



Sandal Grange Walton Lane, WAKEFIELD WF2 6AL

welcome to

Sandal Grange Walton Lane, WAKEFIELD

A well presented 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. Not to be Missed!





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.

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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

Council Tax Band: F Service Charge: 2616.00

Ground Rent: 439.15

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK122400



Property Ref:
WAK122400 - 0024

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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