Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Apartment 7 Castle Lodge, 28 Castle Road, Sandal, Wakefield, WF2 7LZ

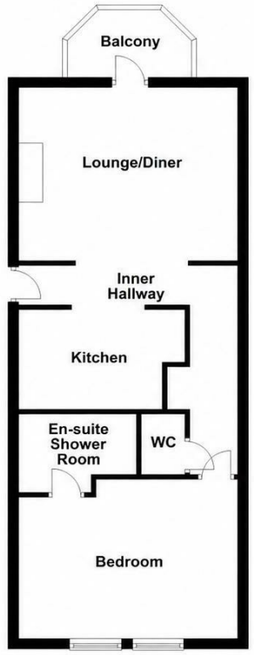
For Sale Leasehold £265,000

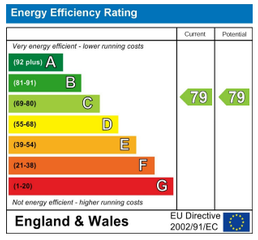
Occupying an enviable position within secure gated grounds in the heart of highly regarded Sandal is this beautifully appointed one bedroom first floor apartment. Combining stylish contemporary living with an attractive outlook, the property enjoys its own private balcony overlooking the established communal gardens to the rear.

The apartment is approached via a private entrance hall, with the kitchen positioned immediately off to one side. Fitted to an excellent standard, the kitchen features a range of contemporary units together with integrated appliances, creating a sleek and practical space. An attractive archway opens into the spacious main lounge/diner which makes the most of the pleasant views across the gardens and provides direct access onto the private balcony. This wonderful outdoor space is a particular feature of the apartment, providing the perfect setting to sit, relax and enjoy the outlook. An inner hallway leads past a useful utility cupboard and separate guest cloakroom to the generously proportioned double bedroom. With windows overlooking the front of the building, the bedroom also benefits from its own well appointed en suite shower room. Externally, the development stands within attractive and secure gated grounds, with the apartment benefitting from an allocated parking space.

Occupying a prominent position on the corner of Castle Road and Manygates Lane, this landmark building enjoys a superb setting in one of Wakefield's most sought after residential areas. Sandal & Agbrigg railway station is approximately 0.4 miles away, while the local post office on Barnsley Road is around 0.2 miles from the property. Barnsley Road is also well served by regular bus routes and provides convenient access into Wakefield city centre and its wider range of amenities. For those who enjoy the outdoors, the historic Sandal Castle is approximately 0.2 miles away, with picturesque walks continuing towards Pugneys Country Park and the beautiful countryside and woodland trails surrounding Newmillerdam.

Offering an appealing combination of stylish accommodation, private outdoor space, secure parking and an exceptional Sandal location, an early viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.





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.

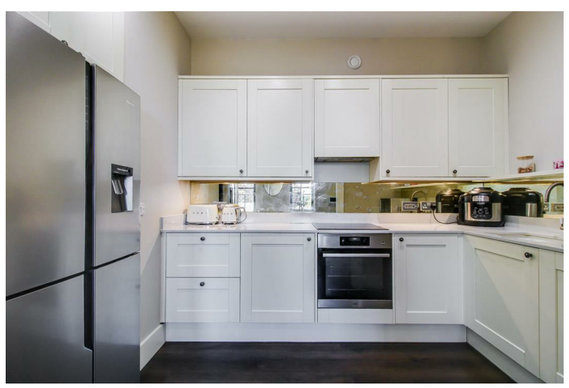


ACCOMMODATION

COMMUNAL ENTRANCE
Security entrance door leading into the communal lobby, with lift access and staircase providing access to the first floor landing.

ENTRANCE HALL
Solid timber fire door leading into the entrance hall of the apartment, with video intercom system connected to the secure communal entrance. Solid timber herringbone flooring, tall skirting boards, contemporary white radiator and inset spotlights to the ceiling. Feature archway leading through to the bespoke kitchen and open plan living dining area. Two further timber doors provide access to the W.C. and bedroom one, while a built-in utility area is incorporated within the entrance hall.

KITCHEN
9'10" x 6'3" (3.02m x 1.91m)
Fitted with a bespoke range of wall and base units with quartz work surfaces over, matching quartz upstands and mirrored splashback. Inset sink with swan neck mixer tap, integrated AEG oven, integrated AEG induction hob with extractor above and integrated AEG slimline dishwasher. Space for an American style fridge freezer, useful pull-out pantry cupboard and downlighting incorporated beneath the wall units. Solid timber herringbone flooring and wall mounted extractor fan.



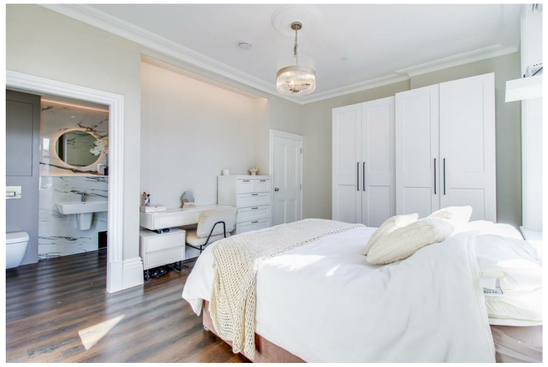
LIVING DINING AREA
15'7" x 13'9" (4.76m x 4.20m)
Solid timber herringbone flooring, tall skirting boards, ornate coving to the ceiling, ceiling rose and inset spotlights. Two contemporary white radiators and UPVC double glazed sash window overlooking the rear elevation. Steps lead up to a solid timber door providing access onto the elevated balcony overlooking the communal gardens.



UTILITY AREA
Integrated AEG washing machine with quartz work surface over, splashback and wall mounted storage units above.

W.C.
5'4" x 2'8" (1.64m x 0.83m)
Fitted with a low flush W.C. with concealed cistern and wash hand basin with chrome mixer tap set within high gloss vanity storage below. Half tiled walls, quartz surface above the vanity unit, large vanity mirror to one wall, inset spotlights, ceiling mounted extractor fan and solid timber herringbone flooring.

BEDROOM ONE
14'9" x 12'2" (4.52m x 3.72m)
Two UPVC double glazed sash windows overlooking the front elevation, ornate coving to the ceiling, ceiling rose, solid timber herringbone flooring and tall skirting boards. Contemporary white radiator and door providing access to the en suite shower room.





EN SUITE SHOWER ROOM/W.C.
8'9" x 6'6" (2.69m x 1.99m)
Fitted with a three piece suite comprising walk-in shower enclosure with fixed glazed shower screen, mixer shower with chrome rainfall shower head and separate handheld shower attachment, low flush W.C. and wall mounted wash hand basin with mixer tap. Chrome ladder style radiator, half tiled walls and solid timber herringbone flooring. Illuminated vanity mirror, wall mounted shaver socket, frosted UPVC double glazed sash window overlooking the side elevation, inset spotlights and ceiling mounted extractor fan.



BALCONY
Elevated balcony with cast iron balustrading and solid timber handrail, enjoying a pleasant outlook over the communal gardens to the rear.



OUTSIDE
The development stands within attractive and secure gated grounds, with the apartment benefitting from an allocated parking space.

LEASEHOLD
The service charge is £1,542.00 (pa). The remaining term of the lease is years (current year). A copy of the lease is held on our file at the x office.

COUNCIL TAX BAND
The council tax band for this property is C.

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.