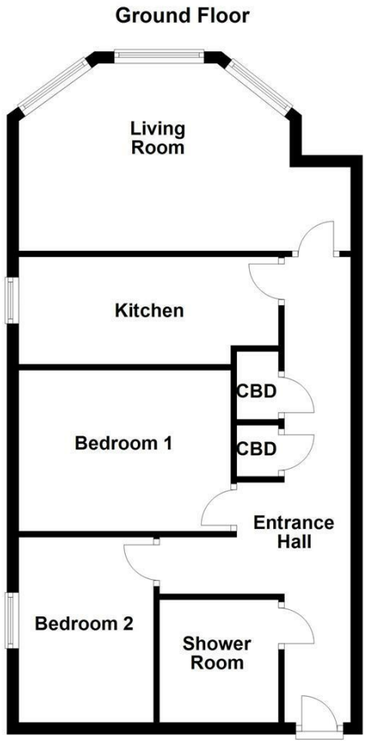
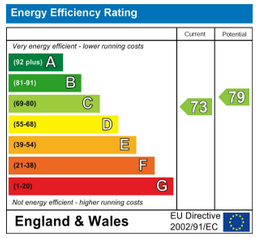




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

58 Sandal Hall Mews, Sandal, Wakefield, WF2 6ED

For Sale Leasehold 50% Shared Ownership £70,000

Situated in this sought after cul-de-sac location and only a short distance from Wakefield city centre is this two bedroom ground floor apartment with well proportioned rooms, central heating and UPVC double glazing.

The accommodation comprises entrance hall with access to the loft, living room, kitchen, two bedrooms, shower room and two storage cupboard. To the outside space there is communal parking and communal green areas.

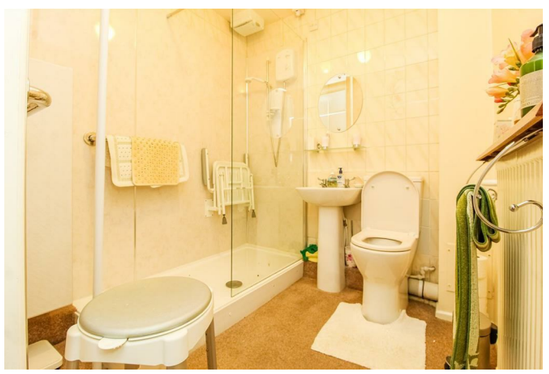
On an exclusive development for the over 55's and 50% ownership, the property is located in this sought after location of Sandal, which is close to local bus routes and shops.

Only a full internal inspection will show what this property has to offer.

ACCOMMODATION

ENTRANCE HALL
Providing access to the shower room/w.c., two bedrooms, living room, kitchen and two storage cupboards. Picture rail, coving to the ceiling and ceiling roses. Loft access.

SHOWER ROOM/W.C.
6'9" x 6'7" (2.06m x 2.01m)
Central heating radiator, low flush w.c., pedestal wash basin, shower cubicle with electric shower and glass shower screen. Tiled walls and carpeted floor. Extractor fan.



BEDROOM ONE
11'9" x 8'9" (3.59m x 2.69m)
Central heating radiator, UPVC double glazed window to the side, coving to the ceiling, ceiling rose, picture rail, set of fitted wardrobes.

BEDROOM TWO
10'2" x 7'3" (3.1m x 2.22m)
Coving to the ceiling, picture rail, central heating radiator, UPVC double glazed window to the side.

KITCHEN
11'9" x 5'11" (3.59m x 1.82m)
UPVC double glazed window to the side, central heating radiator, coving to the ceiling. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, space and plumbing for a cooker, space and plumbing for washing machine, space for fridge freezer, tiled splashback, breakfast bar with laminate work surface over.

LIVING ROOM
16'5" max x 1'2" min x 10'5" max x 3'7" min (5.01m max x 0.38m min x 3.18m max x 1.11m min)
Coving to the ceiling and ceiling rose, picture rail, central heating radiator and three UPVC double glazed windows to the front.

EXTERNAL
Communal parking and lawned areas.

LEASEHOLD
The ground rent £1,221 (pa). The remaining term of the lease is 68 years (2023). A copy of the lease is held on our file at the Wakefield office.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"This is a beautiful, airy apartment in a very peaceful location but still close to the town. A particular attraction are the large bay windows in the living room which let in lots of light and sunshine."

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.