Richard Kendall Estate Agent

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5 Sandal Hall Mews, Wakefield, WF2 6ED

For Sale Leasehold 70% Shared ownership £67,500

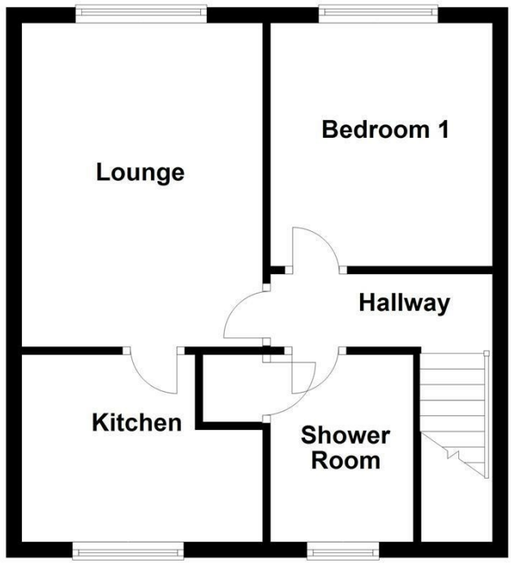
A well presented one double bedroom first floor apartment, specifically for the over 55s and is offered to market with a 70% shared ownership arrangement. The property enjoys pleasant outlooks to both the front and rear.

The accommodation briefly comprises of the entrance hall with stairs leading up to the inner hallway, one double bedroom, spacious lounge, kitchen and modern shower room. Outside, there are attractive communal gardens and off street parking.

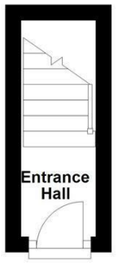
Situated in the highly sought after area of Sandal, this property is ideally placed for a range of local amenities including shops, well regarded schools, supermarkets, bus routes, Sandal & Agbrigg train station, and excellent motorway links.

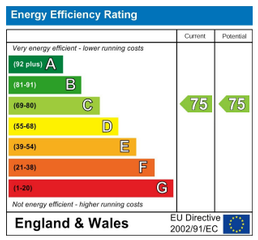
A fantastic opportunity for those looking to downsize, with an early viewing highly recommended to fully appreciate the accommodation on offer and the attractive outlook from the first floor.

First Floor



Ground Floor





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

ENTRANCE HALL
Accessed through an entrance door into the hallway with a radiator with stairs to the internal hallway.

HALLWAY
The hallway includes drop down ladder access to the loft and doors leading to the shower room, lounge and bedroom one.

BEDROOM ONE
9'1" x 10'4" (2.79m x 3.16m)
A double bedroom featuring a radiator and double glazed window to the rear.

LOUNGE
13'7" x 10'2" (4.15m x 3.12m)
A well proportioned reception room with radiator and double glazed window to the rear.

KITCHEN
7'6" x 9'10" (2.31m x 3.01m)
Fitted with modern wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washer, space for a cooker, space for a fridge and freezer, splashback tiling, radiator and a double glazed window to the front.

SHOWER ROOM/W.C.
A modern shower room comprising a low flush w.c. with concealed cistern, wash basin mounted over drawers and a shower compartment with mixer shower and separate attachment. The walls are fully tiled, with a heated chrome towel radiator and a double glazed frosted window to the front. A door leads to a useful cupboard housing the boiler.

OUTSIDE
There is off road parking and attractive communal garden areas. An on-site laundrette is also provided for residents.

LEASEHOLD
The service charge is £1,572.00 (pa). The remaining term of the lease is 64 years (2025). A copy of the lease is held on our file at the Wakefield office.

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

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
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.