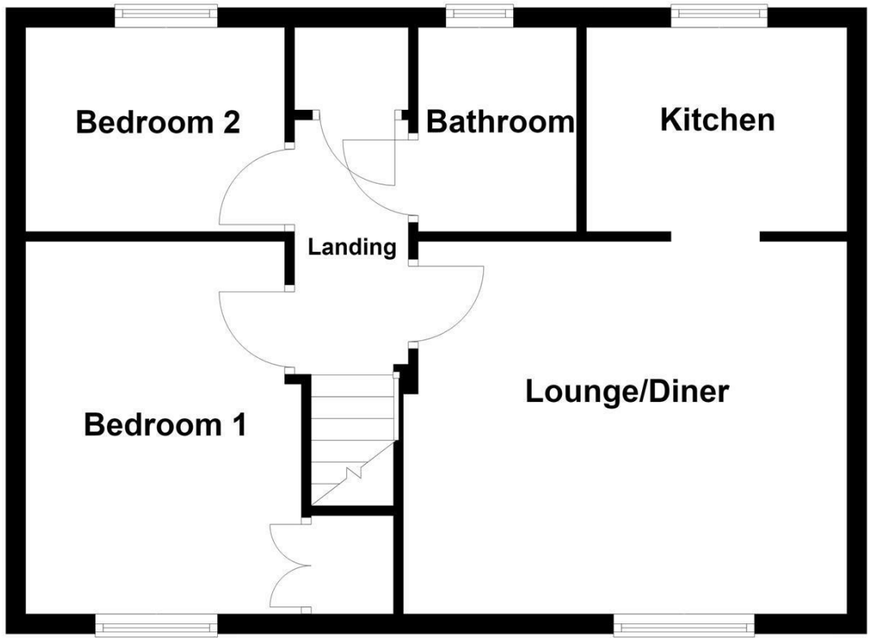
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





21 Sandal Hall Mews, Wakefield, WF2 6ED

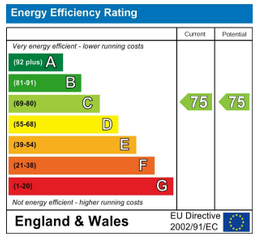
For Sale Leasehold 70% Shared ownership £89,950

Nestled within a sought after over 55s development in the desirable Sandal area of Wakefield is this superbly presented two bedroom first floor apartment. Offering well proportioned accommodation throughout, the property benefits from generous reception space and a modern fitted kitchen and bathroom.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor landing. From here, there is access to the loft, a useful storage cupboard housing the boiler, two bedrooms, the bathroom and a spacious living/dining room, which in turn leads through to the fitted kitchen. Externally, the development enjoys attractive communal gardens with lawned areas, mature trees, established shrubs and planted borders. Paved pathways run throughout the grounds, while communal off road parking is available for residents.

Sandal remains a popular choice for a wide range of buyers, particularly those looking to downsize and enjoy a quieter residential setting. Local shops and amenities are within easy reach, with a broader selection available in Wakefield city centre. Regular bus services operate nearby, while Sandal and Agbrigg railway station provides convenient links to surrounding areas. The M1 and M62 motorway networks are also only a short drive away. The area is well known for its nearby green spaces and local landmarks, including Sandal Castle, Pugneys Country Park and Newmillerdam Country Park.

Only a full internal inspection will reveal everything this attractive apartment has to offer, and an early viewing is highly recommended.



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 via a composite front entrance door with frosted glass panel. The entrance hall has a central heating radiator, fitted storage cupboard and staircase leading to the first floor landing.

FIRST FLOOR LANDING

Providing access to the loft via a pull down ladder, together with a useful storage cupboard housing the Vaillant combination boiler. There is also an intercom system and doors leading to the living/dining room, two bedrooms and the bathroom.



LIVING/DINING ROOM

11'9" x 14'7" (max) x 14'2" (min) (3.60m x 4.45m (max) x 4.32m (min))

Featuring a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and an electric fireplace. An opening leads through to the kitchen.



KITCHEN

8'4" x 7'4" (2.55m x 2.25m)

Fitted with a range of wall and base shaker-style units with quartz work surfaces over. There is a stainless steel one-and-a-half bowl inset sink with mixer tap and drainage grooves set into the work surface, a four ring induction hob with extractor above, integrated oven and microwave, integrated fridge freezer and integrated slimline dishwasher. Further features include tiled splashbacks, kickboard lighting, downlighting and kickboard heating. A UPVC double glazed window overlooks the rear.

BEDROOM ONE

12'4" x 9'0" (max) x 8'7" (min) (3.76m x 2.75m (max) x 2.62m (min))

Featuring a UPVC double glazed window to the front, central heating radiator, coving to the ceiling, access to an over-stairs storage cupboard and a range of fitted wardrobes and storage units.



BEDROOM TWO

8'6" x 6'9" (2.60m x 2.07m)

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and a fitted vanity unit.



BATHROOM

5'2" x 7'2" (1.60m x 2.20m)

Fitted with a concealed cistern low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap, and a panelled bath with mixer tap, mains-fed shower attachment and glass shower screen. The bathroom also benefits from full tiling, underfloor heating, spotlighting to the ceiling, a chrome ladder-style heated towel rail and a frosted UPVC double glazed window to the rear.



OUTSIDE

The development enjoys attractive communal gardens with lawned areas, mature trees, established shrubs and paved pathways. Communal off road parking is available for residents, while the property also benefits from its own brick-built external storage cupboard.

LEASEHOLD

The service charge is £150.96 (Per Calendar Month). The remaining term of the lease is 63 years (2026). 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 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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.