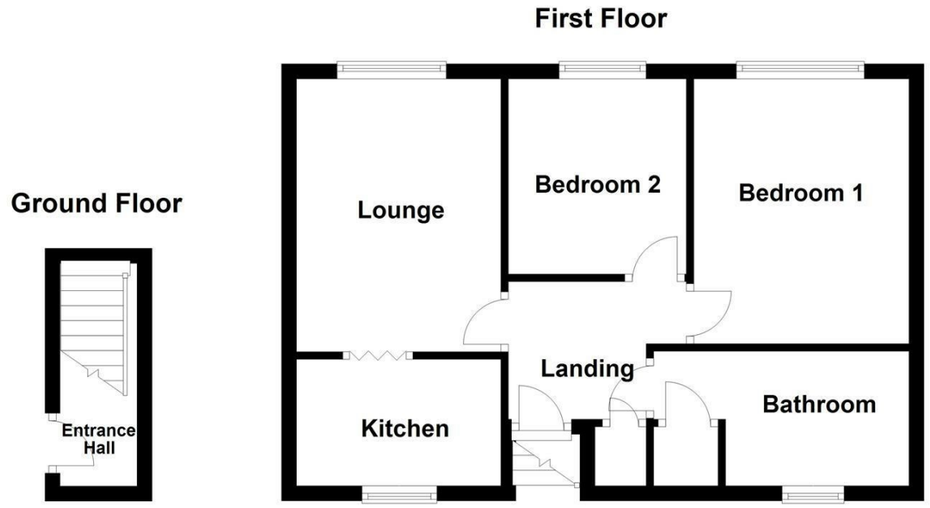
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



53 Sandal Hall Mews, Wakefield, WF2 6ED

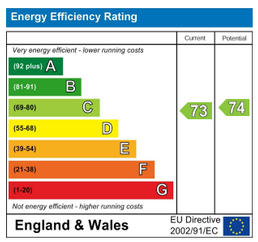
For Sale Leasehold - Share of Freehold 70% Shared ownership £87,500

Offered specifically for the over 55's only with 70% shared ownership is this attractive and deceptively spacious two bedroom first floor apartment benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises of an entrance with stairs to the first floor and the property hallway, lounge, kitchen off, two bedrooms and bathroom/w.c. Outside there are attractive lawned communal garden areas.

Situated in the popular part of Sandal, the property is well placed to local amenities including shops and schools, there are local bus routes nearby as well as Sandal/Agbrigg strain station.

Offered for sale with no chain involved and is an ideal property for the over 55's looking to downsize



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

FIRST FLOOR
Door to the hallway.

HALLWAY
Radiators, doors to the airing cupboard, bathroom/w.c., two bedrooms and lounge. Loft access.

BEDROOM ONE
12'8" x 9'9" (3.87m x 2.99m)
UPVC double glazed window to the rear, radiator.

BEDROOM TWO
9'2" x 7'11" (2.81m x 2.42m)
UPVC double glazed window to the rear, radiator.

BATHROOM/W.C.
6'5" x 8'0" plus walk in area (1.97m x 2.44m plus walk in area)
Door to the boiler cupboard, low flush w.c., wash basin over pedestal, panelled bath with electric shower and is fully tiled to this area, part tiled walls, radiator, UPVC double glazed frosted window to the front.

LOUNGE
12'8" x 11'0" (3.88m x 3.36m)
UPVC double glazed window to the rear, radiator, electric fire with surround, concertina doors into the kitchen.

KITCHEN
9'8" x 6'5" (2.95m x 1.97m)
A range of fitted wall and base units with work surface over, incorporating stainless steel sink and drainer with mixer tap. UPVC double glazed window to the front, space for fridge, plumbing for washing machine, space for freezer, space for cooker, radiator.

LEASEHOLD
The service charge is £138 (pcm). The remaining term of the lease is 65 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 six local offices.