

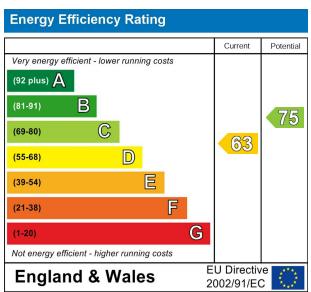
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 339572,
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.



214 Barnsley Road, Sandal, Wakefield, WF2 6EF

For Sale Leasehold £109,950

Situated in the sought after area of Sandal is this well presented two bedroom first floor apartment benefitting from single garage and close proximity to Sandal & Agbrigg train station.

The property briefly comprises of the entrance hall with stairs to the first floor landing with access to the lounge/diner, kitchen, two bedrooms and the shower room/w.c. Outside there are communal lawns and a single garage with manual up and over door.

The property is within walking distance to the local amenities and schools, with St Thomas a Becket School located minutes away. Castle Grove Park is on the doorstep, perfect for those who enjoy outdoor walks and Sandal Castle is a short distance away. For those who wish to commute further afield, Sandal & Agbrigg train station is nearby, as well as main bus routes running to and from Wakefield city centre.

This property would make an ideal purchase for the first time buyer, couple or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Stairs providing access to the first floor landing.

FIRST FLOOR LANDING

Central heating radiator, doors to the lounge/diner, kitchen, two bedrooms and the shower room.

LOUNGE/DINER

14'7" x 10'10" [4.45m x 3.32m]

UPVC double glazed windows to the front and side and central heating radiator.



KITCHEN

9'7" x 10'9" [max] x 3'3" [min] [2.94m x 3.28m [max] x 1.01m [min]]

UPVC double glazed windows to the side and rear, central heating radiator and access to a storage cupboard. Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back. Integrated double oven with four ring gas hob, space and plumbing for a fridge/freezer and dishwasher.



BEDROOM ONE

14'4" x 9'10" [4.39m x 3.0m]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

10'10" x 9'11" [3.32m x 3.04m]

UPVC double glazed window to the rear and central heating radiator.



SHOWER ROOM/W.C.

7'0" x 7'0" [max] x 4'9" [min] [2.15m x 2.15m [max] x 1.45m [min]]

UPVC double glazed frosted window to the rear, central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap, shower cubicle with electric shower and glass shower screen. Partially tiled and access to a storage cupboard.



OUTSIDE

There are communal lawns and a single garage with manual up and over door.



LEASEHOLD

The ground rent £5.25 [pa]. The remaining term of the lease is 950 years [2024]. 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.