



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.



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



14 Sandal Hall Mews, Wakefield, WF2 6ED

For Sale Leasehold 70% Shared ownership £100,000

Well appointed throughout is this attractive two bedroom bungalow for the over 55s with a 70% shared ownership.

With UPVC double glazing and gas central heating, the property fully comprises of entrance porch, lounge, kitchen, inner hallway to two bedrooms and modern shower room/w.c. Outside there are attractive communal garden areas.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal opportunity for those looking to downsize.



ACCOMMODATION

ENTRANCE PORCH

Solid wood flooring, radiator and door leading through into the lounge.

LOUNGE

14'5" x 11'3" [4.41m x 3.43m]

Electric fire with full marble fire surround, radiator, UPVC double glazed window to the front, coving to the ceiling and doors inner hallway and kitchen.



KITCHEN

5'11" x 7'10" [1.82m x 2.39m]

Wall and base units with feature quartz work surface over and quartz splash back incorporating 1.5 Lamona sink and drainer, integrated combi microwave, space for fridge and freezer. Touch screen two ring electric hob with filter hood above, UPVC double glazed window to the rear, recess LED ceiling spotlights, plumbing for a washing machine and drawers down the base units.

INNER HALLWAY

Loft access, solid wood flooring and doors to two bedrooms, shower room and storage cupboard housing the boiler.

BEDROOM TWO

8'7" x 6'9" [2.62m x 2.06m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and solid wood flooring.



BEDROOM ONE

8'5" [min] x 12'5" [max] x 10'6" [2.59m [min] x 3.80m [max] x 3.21m]

UPVC double glazed window to the front, radiator and coving to the ceiling.



SHOWER ROOM/W.C.

6'0" x 5'10" [1.83m x 1.78m]

Low flush w.c., pedestal wash basin, corner shower cubicle with electric shower, fully tiled walls and tiled effect floor. UPVC double glazed

frosted window to the rear, recess LED ceiling spotlights and heated chrome towel radiator.



OUTSIDE

Attractive lawned communal garden area.

LEASEHOLD

The service charge is £1716 [pa] and the remaining term of the lease is 66 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.