



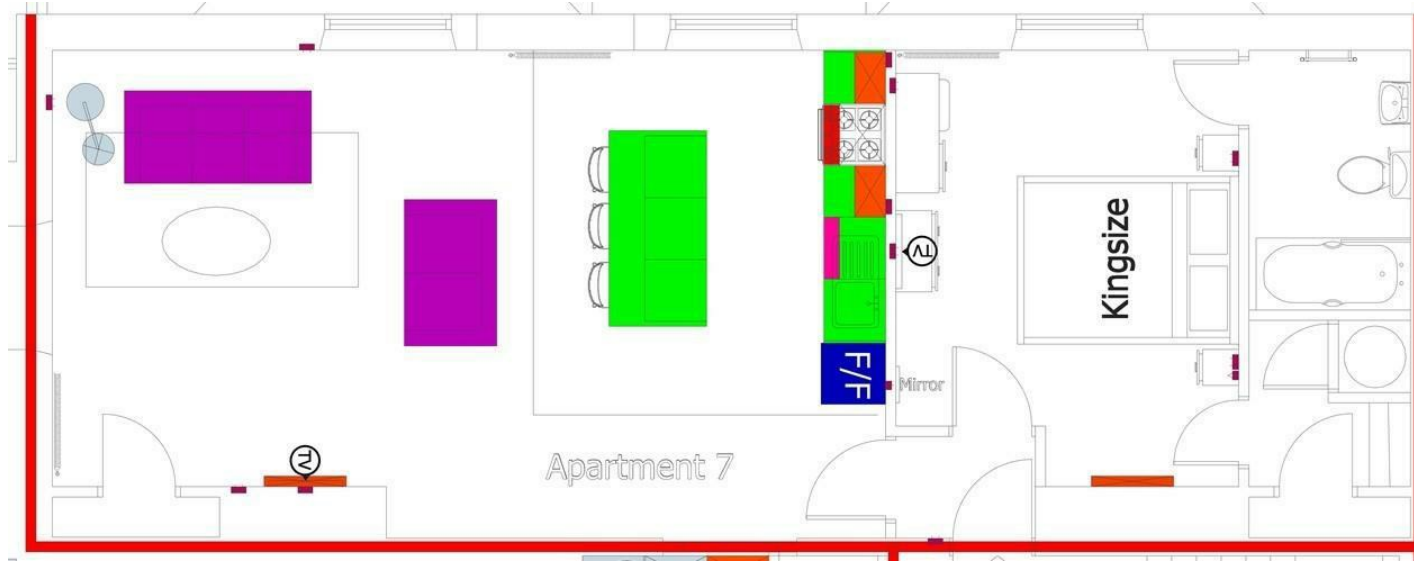
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Carlton House Sandy Walk, Wakefield, WF1 2DJ

For Sale Leasehold £295,000

A high specification development of just eight spacious apartments in this landmark Grade II listed building in an enviable city location with ample parking and expansive gardens.

The lower ground floor presents two, two bedroom apartments, each with two bathrooms and having direct access to the terraced sitting area taking full advantage of the views the west-facing communal gardens.

The ground floor has a welcoming communal reception hall and two, two bedroom period style spacious apartments, again each having two bathrooms. A third two bedroom apartment has its own private entrance and is being finished in a more contemporary style.

The first floor presents two, one bedroom apartments plus a large three bedroom property with a fantastic west-facing balcony.

These stylish homes are being finished to a high standard and offered with the option of being furnished by in-house interior designers.

The property occupies a commanding position on the junction of Balne Lane and Sandy Walk, on a large plot extending to a total of 1,750 square metres (0.4 acres) with gently sloping, mainly lawned gardens enjoying a pleasant westerly aspect with mature specimen trees. The property also benefits from ample parking spaces and is within very easy reach of the broad range of shopping, entertainment and recreational facilities offers by Wakefield city centre. The main Westgate Railway Station is within brief walking distance and the national motorway network is readily accessible.

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,
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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.



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Apartment Layout



PLEASE NOTE

The artist impression images shown are not considered to be an exact representation and should be viewed as a guide only. The developers reserved the right to alter any aspect of the specification.

LEASEHOLD

The apartments will be sold on a Long Leasehold tenure, details of which and service charge to be confirmed.



Service charges, per calendar month.

- Apartment 1 £151.00
- Apartment 2 £185.00
- Apartment 3 £200.00
- Apartment 4 £137.00
- Apartment 5 £137.00
- Apartment 6 £169.00
- Apartment 7 £137.00
- Apartment 8 £167.00

