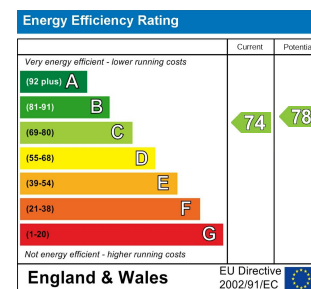




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**12 Sandal Hall Mews, Sandal, Wakefield, WF2 6ED**

**For Sale Leasehold 70% Shared Ownership £85,000**

Situated in a popular part of Sandal and for the over 55s only, with a 70% shared ownership is this superbly appointed and attractive two bedroom ground floor apartment benefitting UPVC double glazed windows and gas central heating radiator.

The property fully comprises of entrance porch, living room, modern fitted kitchen, inner hallway, two bedrooms and wet room/w.c. Outside there are attractive communal garden areas.

Sandal plays host to a range of amenities including shops and restaurants, with Sandal & Agbrigg train station nearby and the M1 motorway only a short drive away.

Ready to move into, the ideal opportunity for those looking to downsize and an early viewing comes highly recommended.



#### ACCOMMODATION

##### ENTRANCE PORCH

Laminate flooring, coving to the ceiling, radiator and door leading through into the living room.

##### LIVING ROOM

11'8" x 14'1" [3.56m x 4.30m]

Door to inner hallway, radiator, electric fire with feature full limestone fire surround, UPVC double glazed window to the front, coving to the ceiling and sliding door into the modern fitted kitchen.



##### KITCHEN

7'4" x 8'2" [2.24m x 2.51m]

Range of gloss wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, integrated oven and grill, two ring electric induction hob with stainless steel filter hood above, integrated fridge, drawers down the base units, under plinth lighting, tiled effect floor, radiator, recess ceiling spotlights and UPVC double glazed window to the rear.

##### INNER HALLWAY

Doors to airing cupboard, store rooms, two bedrooms and wet room.

##### BEDROOM ONE

12'4" x 8'7" [3.76m x 2.62m]

UPVC double glazed window to the front and radiator.



##### BEDROOM TWO

8'7" x 6'9" [2.64m x 2.07m]

UPVC double glazed window to the side and radiator.



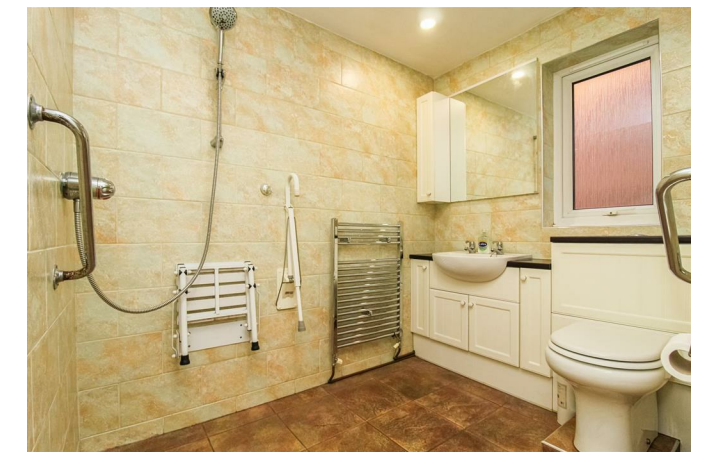
##### WET ROOM/W.C.

7'3" x 5'4" [2.22m x 1.64m]

Concealed low flush w.c., wash basin with vanity cupboards and units, mixer shower, fully tiled walls and floor. UPVC double glazed frosted window to the rear. Underfloor heating.

##### OUTSIDE

Attractive lawned communal garden areas.



##### LEASEHOLD

The service charge is £1,618.68 (pa). The vendor advises that the current remaining term of the lease is 63 years [2023] however when the property is sold a new 99 year lease will be granted to the incoming purchasers. 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.