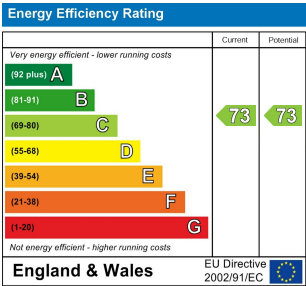


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



39 Sandal Hall Mews, Wakefield, WF2 6ED

For Sale Leasehold 70% Shared ownership £87,500

Situated in the sought after area of Sandal and specifically for the over 55s with 70% shared ownership is this well presented first floor two bedroom apartment benefitting from UPVC double glazing and gas central heating.

The property comprises of entrance hall with stairs leading to the first floor, hallway, living room, kitchen, two bedrooms and bathroom/w.c. Externally there are communal gardens and outside storage.

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.

A viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Staircase leading to the first floor.

HALLWAY

Access to the living room, two bedrooms and bathroom/w.c. with two built in storage cupboards.

LIVING ROOM

13'4" x 10'3" [4.07m x 3.14m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace and sliding door leading into the kitchen.

KITCHEN

8'11" x 6'6" [2.74m x 2.00m]

UPVC double glazed window to the side elevation. Fitted kitchen with an array of wall and base units with laminate work tops, space for a fridge/freezer, space for an electric cooker, space for a washing machine and white sink and drainer unit with partial tiled splash back. Space for a small dining table and chairs. The boiler is housed within the kitchen.



BEDROOM ONE

8'5" x 13'2" [2.58m x 4.03m]

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



BEDROOM TWO

8'11" x 6'3" [2.72m x 1.92m]

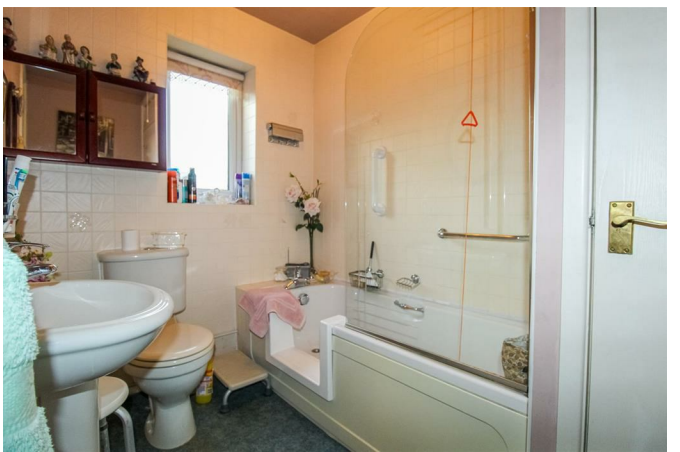
UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.



BATHROOM/W.C.

8'11" x 6'3" [2.72m x 1.91m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising wall mounted electric shower over the bath, wash hand basin with mixer tap and w.c. Partially tiled walls, central heating radiator and built in storage cupboard housing the water tank.



OUTSIDE

There is a front storage outhouse and communal lawns and communal parking.

PLEASE NOTE

There is the option to buy the property with 100% ownership for £125,000.

LEASEHOLD

The service charge is £1,618.56 [pa]. The remaining term of the lease is 65 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 PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.