



WAKEFIELD  
01924 291 294

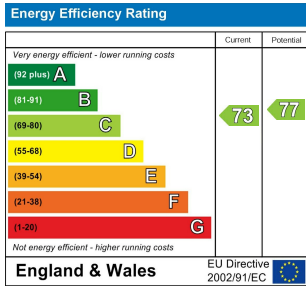
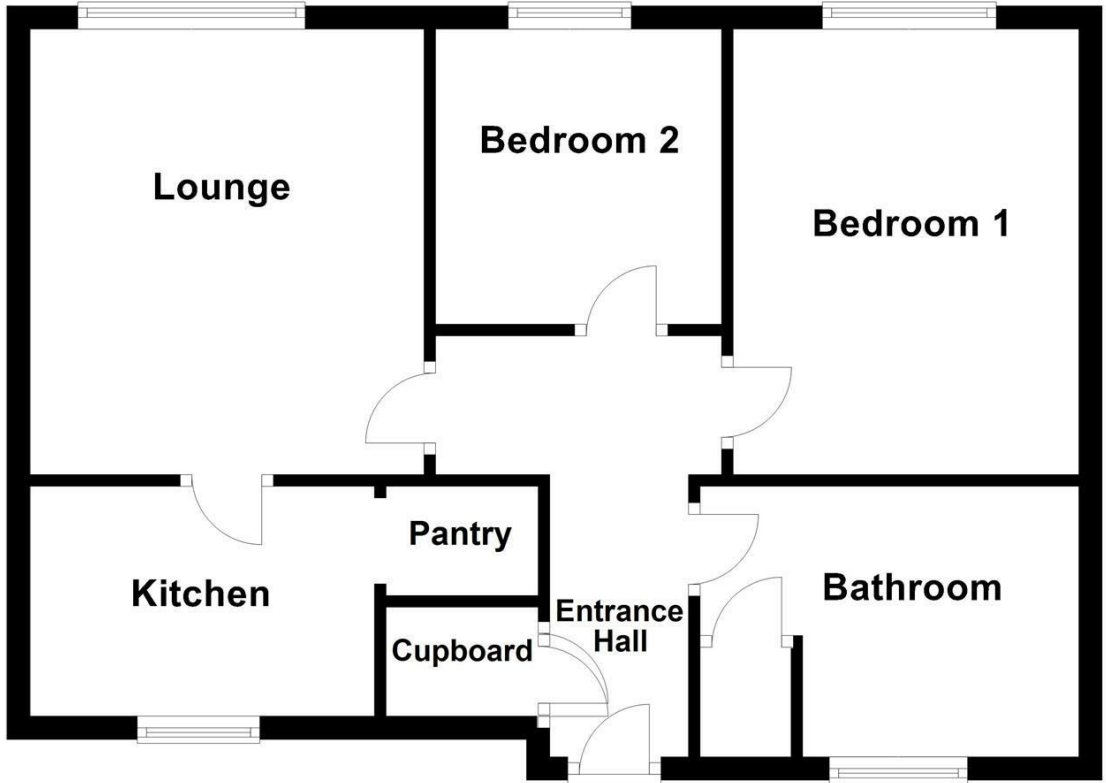
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**Ground Floor**



**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.



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

**For Sale Leasehold £89,950**

Situated in a popular part of Sandal and specifically for the over 55s is this well appointed two bedroom ground floor apartment offered for sale with 70% shared ownership.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, two bedrooms, bathroom/w.c., lounge and kitchen. Outside there are attractive lawned communal garden areas.

Offered for sale with no chain and vacant possession, an ideal opportunity for those looking to downsize and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Entrance door into entrance hall. Radiator, doors to the cloaks, bathroom, two bedrooms and lounge.

### BEDROOM ONE

9'8" x 12'5" [2.95m x 3.80m]

UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

9'0" x 7'11" [2.76m x 2.43m]

UPVC double glazed window to the rear and radiator.



### BATHROOM/W.C.

10'9" x 3'2" [min] x 6'5" [max] [3.28m x 0.97m [min] x 1.98m [max]]

Airing cupboard, low flush w.c., pedestal wash basin, panelled bath with electric shower over, part tiled walls, UPVC double glazed frosted window to the front and radiator.



### LOUNGE

11'0" x 12'5" [3.37m x 3.79m]

UPVC double glazed window to the rear, radiator, electric fire with modern surround and coving to the ceiling. Door to the kitchen.

### KITCHEN

6'5" x 9'9" [1.98m x 2.99m]

UPVC double glazed window to the front, wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a cooker with stainless steel filter hood above. Space for fridge and freezer. Tiled effect floor, radiator, access to the pantry and the boiler is housed in here.



### OUTSIDE

There are attractive lawned communal garden areas.

### LEASEHOLD

The service charge is £1772.52 [pa]. The remaining term of the lease is 67 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.