

## 1 Bed Ground Maisonette In Sandal Hall Mews Sandal, Wakefield, WF2 6ED

£63,000







## SHORT DESCRIPTION

Property Ref: 14859 We are pleased to present an exceptional ground-floor flat located at Sandal Hall Mews, Sandal, Wakefield, WF2. This wonderful residence boasts 1 bedroom, a living room, a fully fitted kitchen, and a modern wetroom/bathroom offering ample space for comfortable living. Additionally, there is a small outhouse, well-maintained gardens, and parking. Residents also have access to free laundry facilities and a common room. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation. The main line railway can be accessed at Sandal & Agbrigg station, and Wakefield city centre is accessible either on foot or by a local bus service. Shops & supermarkets are all within easy reach. The flat is within the quiet and highly respected area of Sandal House, and prices here are generally above average for the district of Wakefield... \*Note - Flats are for over 55s\* Property Type: Ground Maisonette Full selling price: £90000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 70% Share price: £63000.00 Monthly rent based on 70 % share: £0 Remaining lease (In Years): 65 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1582.92 Council tax band: A EPC rating: C Possession of the property: Occupied

1

Bed Room(s)

1

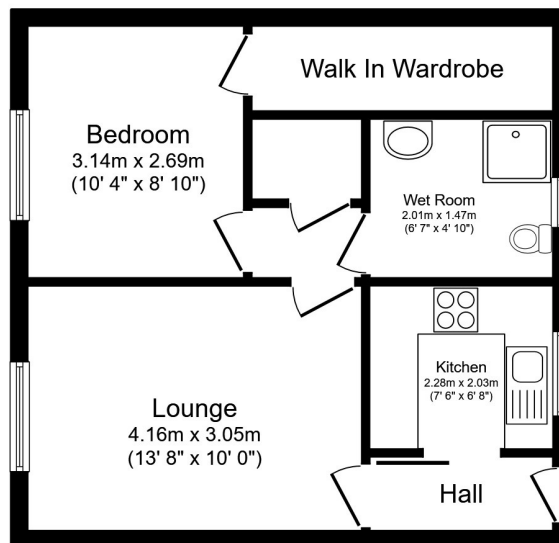
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

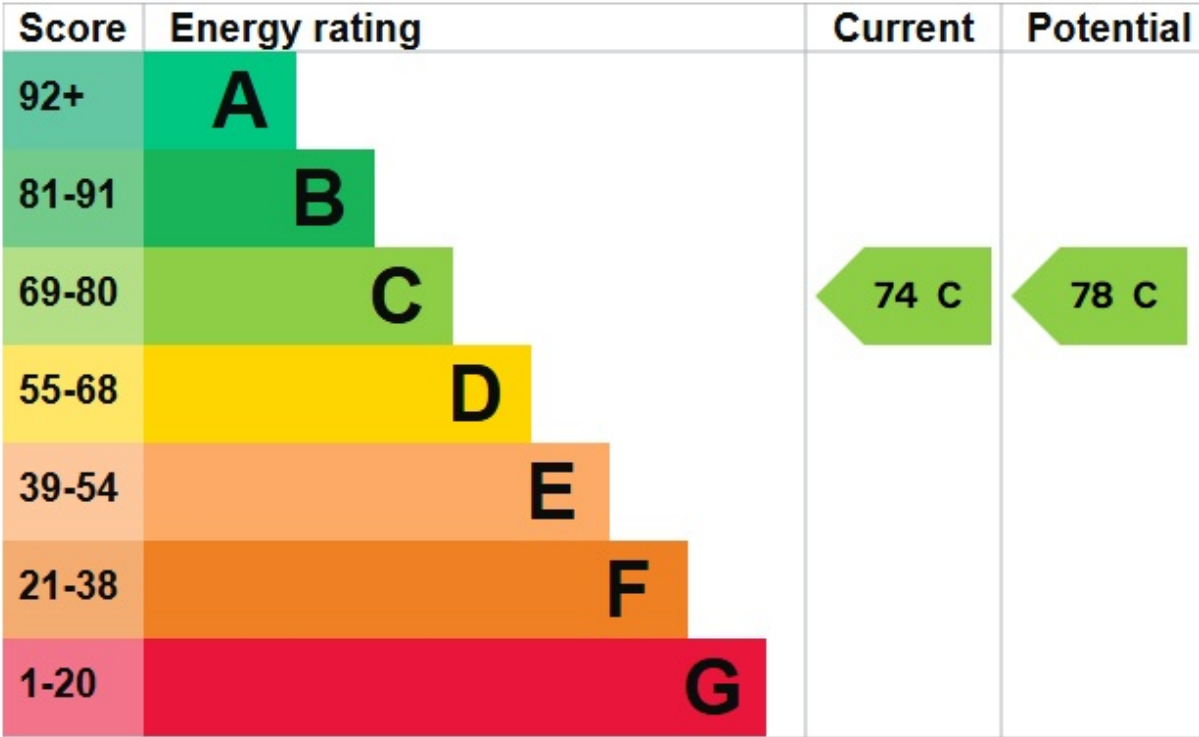


Total floor area 41.1 sq.m. (443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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