

2 Bed Flat In Sandal Hall Mews Wakefield, Wakefield, WF2 6ED

£87,500





SHORT DESCRIPTION

Property Ref: 14956 We are pleased to present a bright and well-presented ground-floor retirement property located at Sandal Hall Mews, Wakefield, WF2. This pleasant residence is set within a friendly and supportive over-55s community and includes 2 bedrooms, a bathroom with a walk-in shower, a particularly lovely light-filled living room, and a fully-fitted kitchen. The property has a small garden at the front and back and is set within beautiful communal grounds. There is plentiful storage with fitted wardrobes in the bedroom, two large walk-in cupboards, and an external shed. The central heating gas boiler was recently replaced, and there is double glazing throughout. The convenience of on-site parking completes what is a cosy, comfortable, and practical retirement property. Situated in the quiet, leafy suburb of Sandal, Sandal Hall Mews is a thoughtfully designed development for the over-55s with an onsite laundry, a function room with regular events, and a resident manager. There is a Carelink system installed in the property with emergency pull cords in the bathroom and bedroom. Within walking distance are Sandal Castle and its popular cafe, The Castle pub, The Spring cafe and shop, and Sandal Post Office. For sports and recreation, Sandal Bowling Club, West Yorkshire Sports and Social Club, and Sandal Lawn Tennis Club are all a 5-minute walk away. ASDA Superstore, Tesco Express, Newmillerdam, Pugneys, and Wakefield Golf Club are a short drive away. Local bus routes running to and from Wakefield city centre and into Barnsley are close at hand, and Sandal & Agbrigg train station with connections to Leeds, Sheffield, and Doncaster is only a short distance away. Property Type: Flat Full selling price: £125000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 70% Share price: £87500.00 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

2

Bed Room(s)

1

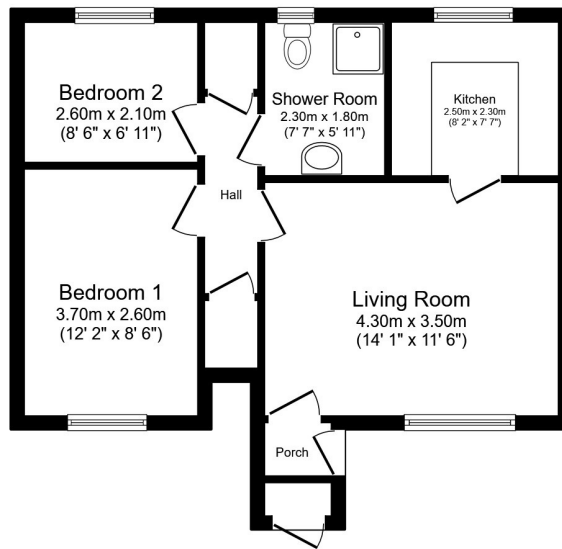
Bath Room(s)

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 48.0 sq.m. (517 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

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

