



Holroyd Miller have pleasure in offering for sale 70% share ownership of this superbly presented ground floor apartment, offered with immediate vacant possession and offering a move with a minimum of fuss. Having both gas fired central heating, double glazing and comprising; entrance hall, spacious living room, superbly appointed kitchen with a range of high gloss cream wall and base units, integrated appliances, inner hallway provides excellent storage with separate storage cupboard with boiler, combined wet room with under floor heating, two good sized bedrooms. Outside, the property has access to mature communal gardens and parking. Situated on this ever popular over 55's development with emergency pull cords, wheelchair access, laundry room and community room, all within the grounds, yet located conveniently for local bus routes and train station, local pubs and restaurants within Sandal itself. An internal inspection is essential.

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

Asking Price:

£85,000

EPC Rating: C



Ground Floor Entrance Hallway

With double glazed entrance door, laminate wood flooring, central heating radiator.

Living Room 14'1" x 11'9" (4.3m x 3.58m).

With feature fire surround and hearth with electric fire, double glazed window, telephone point, double panel radiator.

Kitchen 8'3" x 7'5" (2.51m x 2.26m).

Fitted with a matching range of cream high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, integrated fridge, downlighting to the ceiling, single panel radiator, double glazed window.



Inner Hallway

With useful understairs storage cupboard, separate storage cupboard containing combination central heating boiler.

Combined Wet Room With underfloor heating, wash hand basin, low flush w/c in back to wall furniture, tiling, shower and downlighting to the ceiling, chrome heated towel rail.



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Bedroom to Front 8'7" x 12'4" (2.62m x 3.76m).
With double glazed window, double panel radiator.



Bedroom to Side 8'7" x 6'9" (2.62m x 2.06m).
With double glazed window, central heating radiator, pleasant open views over the grounds.

Outside The property has access to shared communal gardens. Please note the property is Lease hold with 65 years left to run on the lease with Guinness Partnership, annual service charge is £1618.68.

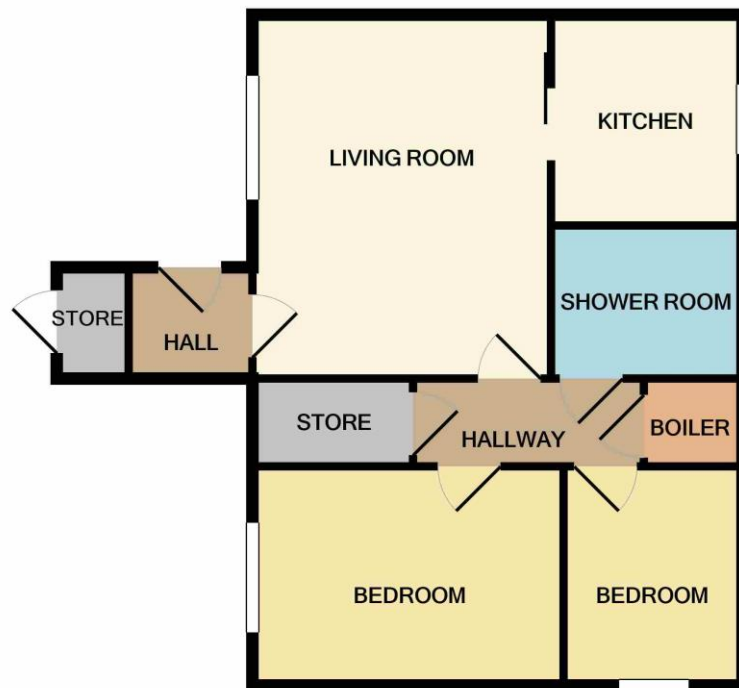
Council Tax Band - C74

Tenure - Leasehold

Viewing - By appointment through Holroyd Miller



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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