



Sandal Hall Mews, Wakefield

West Yorkshire, WF2 6ED

Asking Price:
£90,000

Holroyd Miller have pleasure in offering for sale this stunning and well-presented purpose built over 55's ground floor apartment, luxuriously appointed throughout and totally refurbished within the last 12 months including carpets and blinds. Offered with No Chain. Having gas fired central heating, UPVC double glazing. The well planned interior comprises entrance reception hallway with ample storage, separate pantry cupboard and large walk in storage, light oak internal doors, living room superbly decorated, separate kitchen with a range of high gloss modern fronted wall and base units, and Premium NEFF appliances with built in oven and hob with extractor, microwave, fridge and freezer, two good sized bedrooms, second bedroom currently used as a dining room, luxury combined shower room with modern white suite with fitted vanity mirror, storage cupboard with plumbing for washer dryer. Offering a move with a minimum of fuss and excellent lock up and leave. Situated on this ever-popular development in the heart of Sandal within walking distance of local bus and train services, local amenities. Viewing Essential.



Outer Entrance Porch

With useful storage.

Entrance Reception Hallway

With double glazed entrance door, useful pantry cupboard and separate walk-in storage cupboard providing ample storage.

Living Room 12'7" x 11'2" (3.84m x 3.4m).

With light oak internal doors, double glazed window, double panel radiator, excellent decor.

Kitchen 6'5" x 8'7" (1.96m x 2.62m).

Fitted with a matching range of high gloss fronted wall and base units, contrasting slim line worktop areas, undermounted sink unit and mixer tap unit, fitted oven and hob with extractor hood over, integrated microwave, fridge, and freezer, tiling between the worktops and wall units, central heating boiler, tiled floor, integrated wine rack, double glazed window, single panel radiator.

Bedroom/Dining Room 9'7" x 7'10" (2.92m x 2.4m).

Currently used as a dining room, pleasant open aspect, double glazed window, single panel radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom to Rear 9'8" (2.95) x 11'11" (3.63) to wardrobe fronts.

Having full width sliding part mirrored fitted wardrobes and shelving, double glazed window, single panel radiator.

Combined Shower Room

Furnished with modern white suite being fully tiled with walk-in shower with raindance shower head, wash hand basin set in vanity unit, low flush w/c, fitted vanity mirror, built in storage cupboard with plumbing for washer/dryer, downlighting to the ceiling.



Outside

The property has useful outside lock-up storage unit and the use of communal gardens. The property is situated on an over 55's development with warden accommodation, 70% shared ownership with Northern Counties Guinness Partnership. The property is Leasehold with 75 years remaining. Monthly Service Charge £135.00 (further details available on request).



Council Tax Band - A

Tenure - Leasehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(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	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract