

1 Bed Flat In Sandal Hall Mews, Wakefield, WEST YORKSHIRE, WF2 6ED £37,500





SHORT DESCRIPTION

Property Ref: 13752 ** OVER 55's DEVELOPMENT ** We are pleased to present an exceptional Flat located at Sandal Hall Mews, WEST YORKSHIRE, WF2. This wonderful residence boasts 1 bedrooms, 1 bathrooms, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Communal Garden and N/A parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Close to local train station & public transport links. Local shops and supermarkets with close links to the motorway. Note - Buyer should be of 55 years or above.



Bed Room(s)



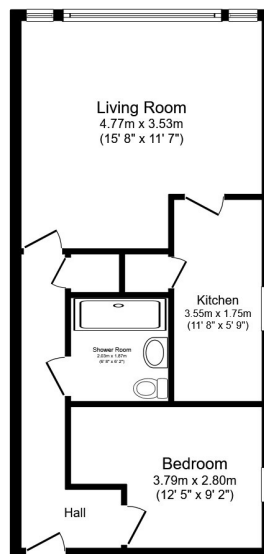
Bath Room(s)



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 49.8 m² (536 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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