



HODSONS



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OFFERS IN THE REGION OF

**£275,000**

**Sandal Grange**

Wakefield, WF2 6AL



## PROPERTY SUMMARY

We are pleased to offer to the open market, this fully renovated, immaculate, TWO DOUBLE BEDROOM ground floor apartment, situated in this quiet semi rural location, in the heart of Sandal.

Sandal Grange is a highly sought after private development surrounded by trees and manicured lawns approached by a secluded driveway opening out on to ample parking areas.

The property in question has been fully renovated to include a new gas central heating boiler with cast iron radiators, a new electric RCD fuse board, new blinds, flooring and decorations, an impressive kitchen with appliances (must be seen internally to be fully appreciated), and all new bathroom & en suite fixtures and fittings!

It comprises of a front building entrance with security door and intercom system. open plan hallway, property entrance hall, handy store cloaks cupboard, double bedroom, en suite shower room/WC, lounge with large bay windows, dining kitchen, second double bedroom and a half tiled house bathroom/WC. One allocated parking space plus visitor parking.

Viewings available now to appreciate the quality of this apartment for sale!

2



2



1







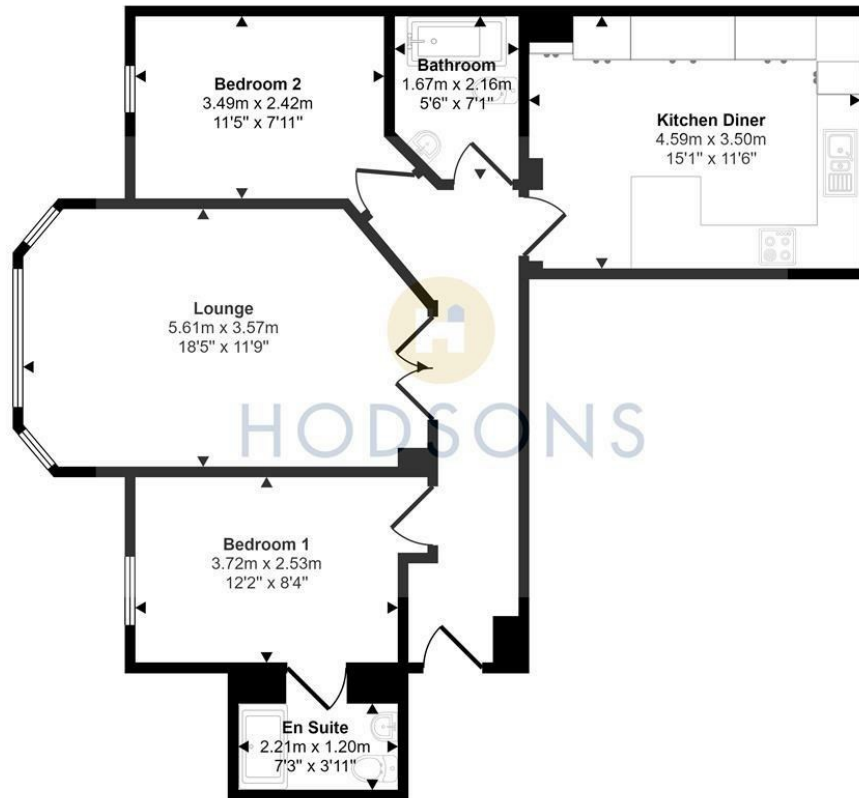








Approx Gross Internal Area  
73 sq m / 787 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**

Wakefield

**TENURE**

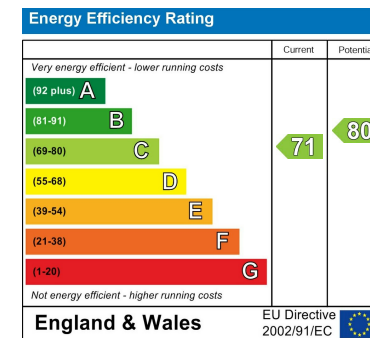
Leasehold

**COUNCIL TAX BAND**

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**VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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