



ASKING PRICE

**£295,000**

**Walton Lane**

Wakefield, WF2 6AL



HODSONS



## PROPERTY SUMMARY

Situated within a prestigious conversion of a former period home is this very well appointed two bedroom ground floor apartment.

The accommodation comprises of communal entrance hallway, shared by only two apartments, entrance hall with fitted storage cupboards, superb open plan lounge with dining area off and an outstanding bespoke kitchen incorporating an array of high quality fixtures, fittings and integral appliances. Inner hallway area leading to two bedrooms and stunning contemporary shower room. Sandal Grange is accessed via tree lined approach with electronic barrier. There are attractive lawned communal gardens. The property benefits from allocated parking and further visitor parking. Communal paved patio area and useful outhouse suitable for storage purposes.

Sandal is a highly regarded area benefiting from easy access to Sandal/Agbrigg train station and Junction 39 of the M1 motorway, which is ideal for the commuter wishing to work or travel further afield. In addition, Asda superstore, Pugnys water park and Newmillerdam are within easy reach.

An ideal opportunity for the young professional working couple or even those looking to downsize to require themselves this simply breath taking apartment where only a full internal inspection will fully reveal the quality of accommodation on offer.

2



1



2







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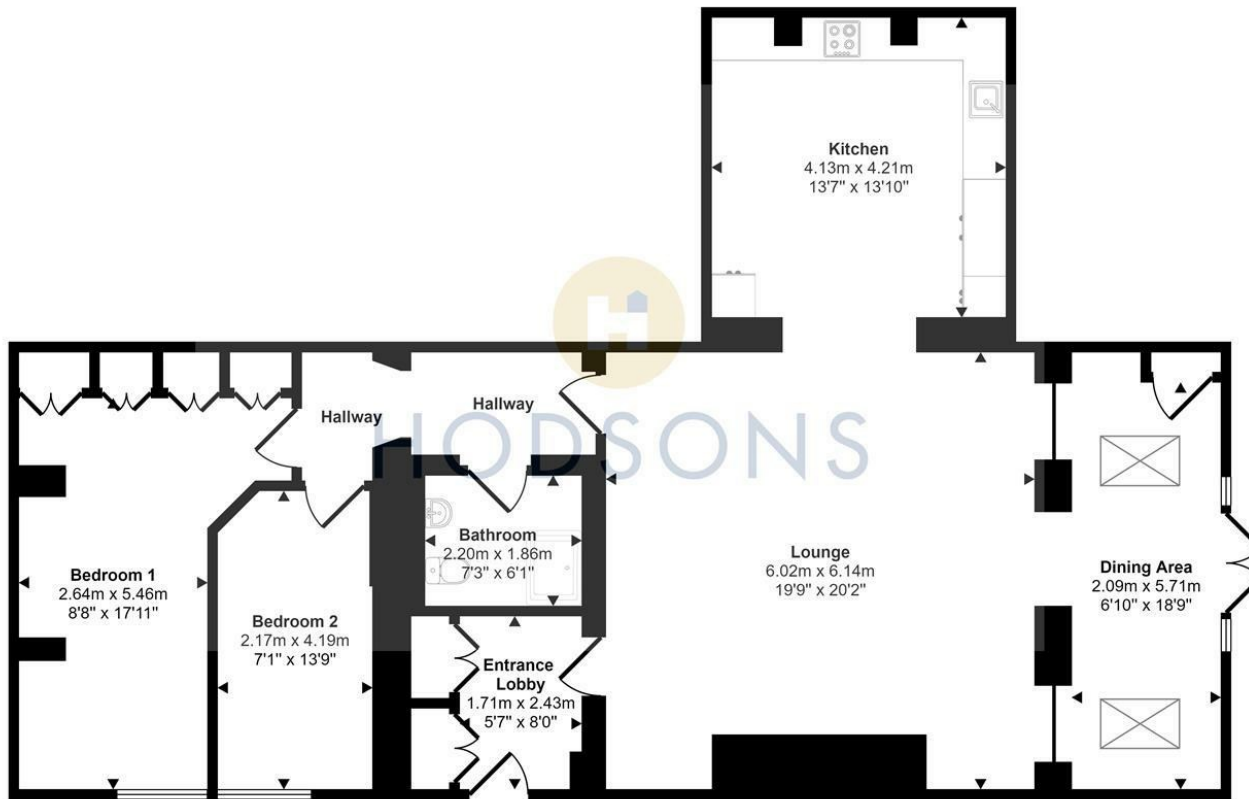






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Approx Gross Internal Area  
123 sq m / 1322 sq ft



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 Council

**TENURE**

Leasehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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