

Castle Lodge Apartments

Apartment 14, The East Wing, Castle Road, Sandal

Hallmark
from Richard Kendall

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Castle Road, Sandal, Wakefield, WF2 7LZ

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The final phase (East Wing) of an award winning* high specification development of 16 apartments concentrating on quality of environment and refined living, situated in secure gated grounds in the heart of highly regarded Sandal.

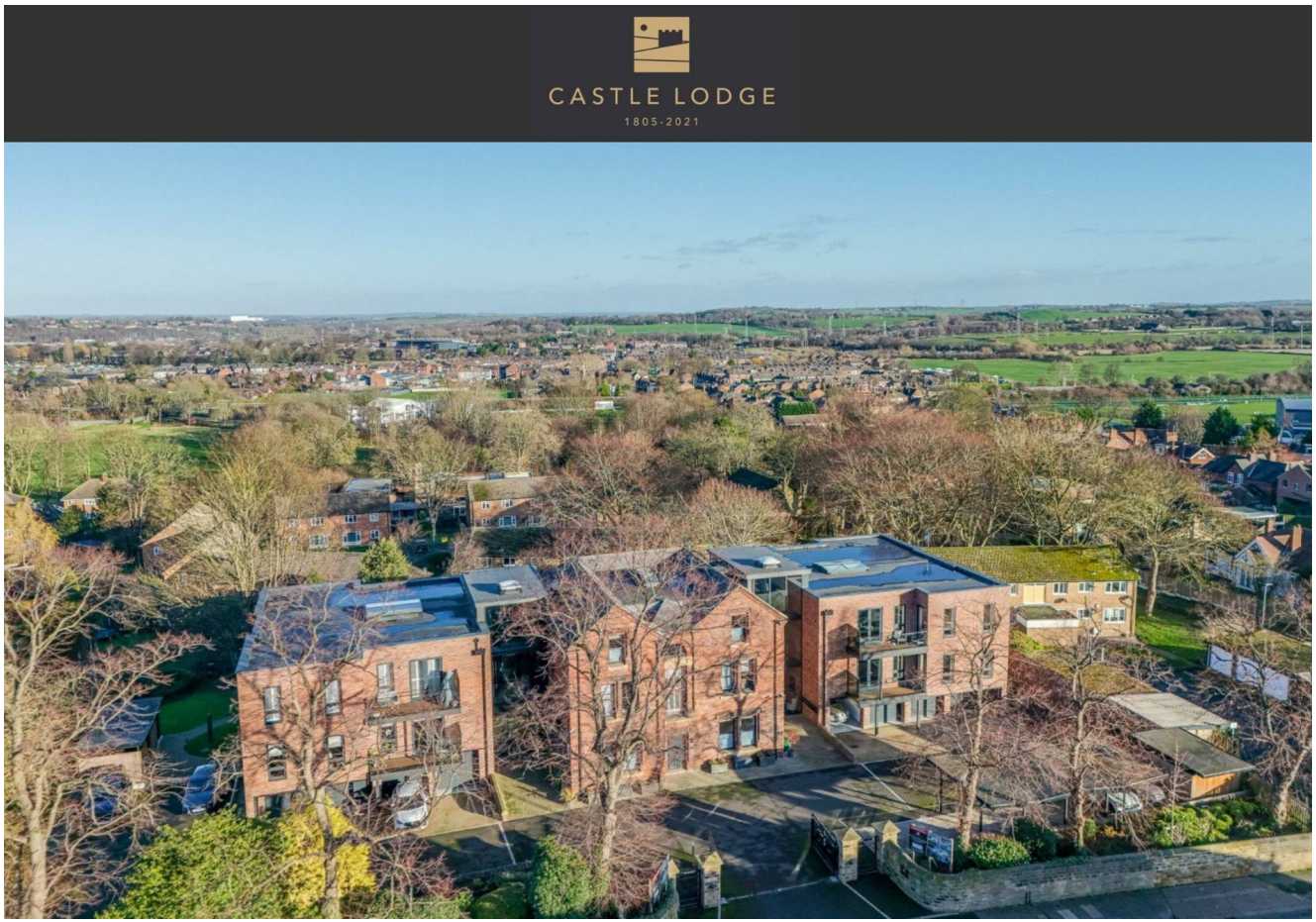
With an emphasis on a feeling of space, these light and airy apartments are enhanced by generous ceiling heights and having been thoughtfully designed to create a calm atmosphere of sophisticated living. Each apartment has its own combination gas fired central heating system and sealed unit double glazed windows and a smoke/fire detection system linked to a state of the art smart-mist fire suppression system.

Security is designed in with electrically operated gates controlling access to the grounds and a CCTV system protecting the common areas. A video entry system controls entry to the building and lifts provide easy access to all floors.

Each ground floor apartment has its own private terrace accessed from the living room and the upper floor apartments all have private balconies overlooking the grounds. The development stands on a corner plot that in total extends to 0.86 acres and the gardens have been landscaped to a lovely standard to reflect the high quality of the interiors. The gardens are communally managed, with a parking area that extends to 24 spaces and 10 garages.

Standing on the corner of Castle Road and Manygates Lane, this landmark building occupies an enviable position in the heart of historic Sandal. The local railway station is 0.4 miles away and the local post office is situated on Barnsley Road, a mere 0.2 mile walk away. Barnsley Road itself boasts multiple bus routes and provides easy access to the broader range of amenities in Wakefield city centre. Sandal itself has long been cherished as one of the most sought after areas of Wakefield. Sandal Castle is just a 0.2 mile walk away with fantastic opportunities to walk further to the Pugneys nature reserve and the glorious trails around Newmillerdam.

* Wakefield Civic Society 'Best Residential Development (6 units or more)' and 'Best Refurbishment' April 2023



CASTLE LODGE

1805-2021



APARTMENT 14 - 81SQM / 872 SQ.FT

£355,000

A first floor apartment with a balcony overlooking the gardens to the rear. A private entrance hallway that has a utility and cloak cupboard to one side leading into a spacious living room with double French doors out to a balcony taking full advantage of the views over the gardens to the rear. An archway leads through into an adjoining kitchen fitted to an excellent standard with a good range of integrated appliances. The principal bedroom also has views over the gardens as well as a luxuriously appointed en-suite shower room/w.c. The second bedroom has access to a Jack & Jill arrangement to the main family bathroom/W.C. Large single garage with additional parking space in the East Wing.

OUTSIDE

The gardens have been professionally landscaped to a lovely standard and provide a fitting communally managed back drop to the high quality homes. To the front, automated gates provide access to the allocated parking area.









COUNCIL TAX BAND

The council tax band for this property is D.

LEASEHOLD

The service charge for apartments 12-17 inclusive are £171 per month. The ground rents have been set at a single peppercorn/annum. The remaining term of the lease is 195 years (2024). A copy of the lease is held on our file at the Wakefield office and available upon request.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

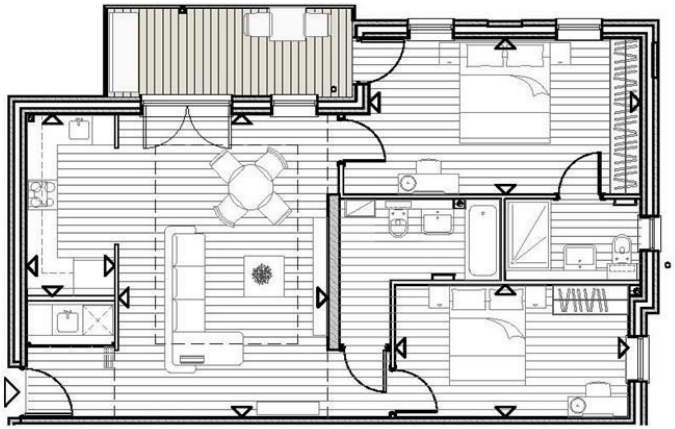
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

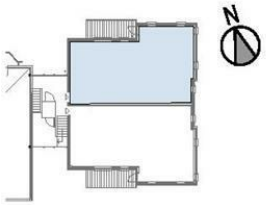
EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.









FIRST FLOOR

APARTMENT AREA

872 sq. ft / 81 sqm

LIVING DINING

13' 7" X 19' 8"

KITCHEN

5' 8" X 11' 9"

BEDROOM 1

17' 7" X 10' 1"

BEDROOM 2

15' 2" X 8' 6"

BATHROOM

10' 5" X 5' 3"

ENSUITE

8' 9" X 5' 3"

TERRACE

16' X 5' 9"

OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE VALUATION

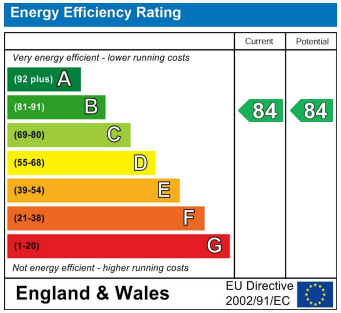
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR LOCAL OFFICES AT:

WAKEFIELD PONTEFRACT & CASTLEFORD OSSETT HORBURY NORMANTON

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · rightmove · Zoopla Smarter property search · naea | propertymark PROTECTED · Richard Kendall Mortgages

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