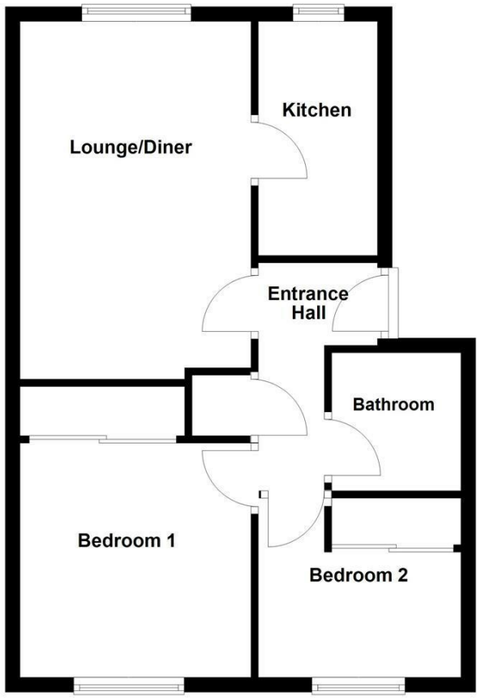
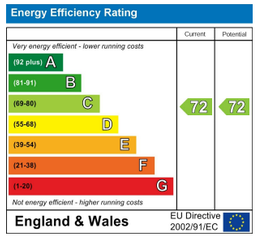
First Floor





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 MARKET APPRAISAL
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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844

15 Ashbrook Close, Ossett, WF5 9DU

For Sale Leasehold £115,000

A well presented two bedroom first floor purpose built apartment, set within a small and exclusive development of just eight flats. Recently redecorated throughout with new carpets and flooring, the property offers ready to move into accommodation and benefits from UPVC double glazing and gas central heating, making it ideal for first time buyers, couples or those looking to downsize.

The accommodation briefly comprises a communal entrance with stairs leading to the first floor, private entrance hall, lounge with modern fitted kitchen off, two bedrooms and a modern bathroom. Outside there is a communal lawned area, an allocated parking space for one vehicle and visitors parking available.

Situated in a popular area, the property is well placed for local amenities including shops, schools and transport links, with easy access to the motorway network.

Offered for sale with no onward chain and immediate vacant possession, an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance door into the hallway with central heating radiator, loft access, airing cupboard and telephone intercom system, providing access to the lounge, kitchen, two bedrooms and bathroom.

LOUNGE/DINER
15'10" x 10'2" (4.84m x 3.10m)
Double glazed window to the front, central heating radiator, gas fire and door leading into the kitchen.

KITCHEN
5'4" x 10'3" (1.65m x 3.14m)
Modern fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer with mixer tap. Integrated oven and grill, four ring electric hob with extractor hood above, space for washing machine and fridge freezer, tiled splashbacks, wood effect flooring and double glazed window to the front.

BEDROOM ONE
10'5" x 11'1" (3.19m x 3.40m)
Central heating radiator, double glazed window to the rear and built in double wardrobe with sliding mirrored doors.

BEDROOM TWO
8'1" x 8'11" (2.48m x 2.73m)
Central heating radiator, double glazed window to the rear and built in double wardrobe with sliding doors.

BATHROOM/W.C.
5'9" x 6'4" (1.77m x 1.95m)
Fitted with a three piece suite comprising low flush WC, pedestal wash basin and panel bath with electric shower over. Part tiled walls, wood effect flooring, central heating radiator and frosted double glazed window.

OUTSIDE
The property benefits from communal gardens to both the front and rear, incorporating lawned areas and paved patio seating spaces. There is an allocated parking space for one vehicle and visitors parking available.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Ossett 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.

LEASEHOLD
The service charge is £2293.52 (pa) and it is a peppercorn ground rent. The remaining term of the lease is 154 years (2026). A copy of the lease is held on our file at the Ossett office.