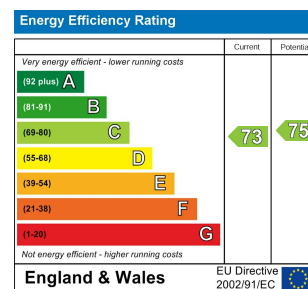
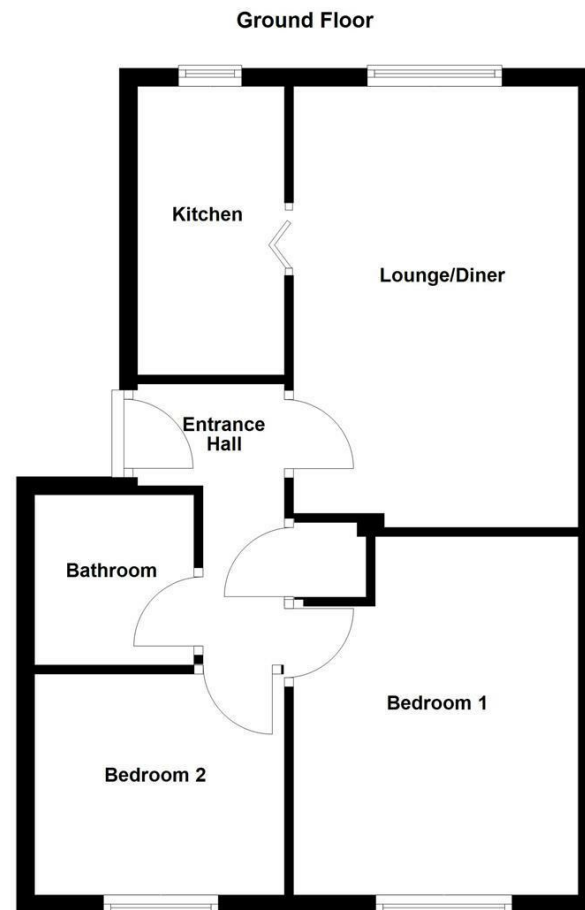




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, 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.



**21 Ashbrook Close, Ossett, WF5 9DU**  
**For Sale Leasehold Offers In The Region Of £117,500**

Nestled into a cul-de-sac location on this modern development in Ossett is this two bedroom first floor flat. Benefitting from ample reception space and off road parking, this property is certainly not one to be missed.

With UPVC double glazing and gas central heating, the accommodation briefly comprises of the entrance hall, spacious lounge, modern kitchen, two good sized bedrooms and a three piece bathroom suite. Outside, communal garden to the front with a lawned communal garden area to the rear incorporating patio areas. In addition there is allocated parking to the front for one vehicle, as well as a visitors space.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market and good access to the motorway network.

An ideal opportunity for the first time buyer, couple or even an investor looking for a buy to let and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Front door into entrance hall. Loft access, coving to the ceiling, central heating radiator. Doors to the lounge diner, two bedrooms, a storage cupboard and the bathroom.

### LIVING ROOM

15'11" x 10'4" [max] x 9'10" [min] [4.86m x 3.15m [max] x 3.0m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door to the kitchen.



### KITCHEN

10'5" x 5'3" [3.2m x 1.62m]

UPVC double glazed window to the front. A range of modern wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, four ring induction hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, space for a fridge freezer.

### BEDROOM ONE

10'4" x 13'1" [max] x 11'2" [min] [3.16m x 4.0m [max] x 3.42m [min]]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



### BEDROOM TWO

9'1" x 8'0" [2.78m x 2.45m]

UPVC double glazed window to the rear, central heating radiator.



### BATHROOM

6'2" x 5'9" [1.88m x 1.77m]

Central heating radiator, partial tiling. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and electric shower head attachment.



## OUTSIDE

To the front of the property there is off road parking allocated for one vehicle as well as there being visitors parking available. The external areas are all communal and mainly laid to lawn.



## 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.

## EPC RATING

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

## VIEWINGS

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

## LEASEHOLD

The service charge is £2292.92 [pa] and ground rent £50 [pa]. The remaining term of the lease is 65 years [current year]. A copy of the lease is held on our file at the Ossett office.