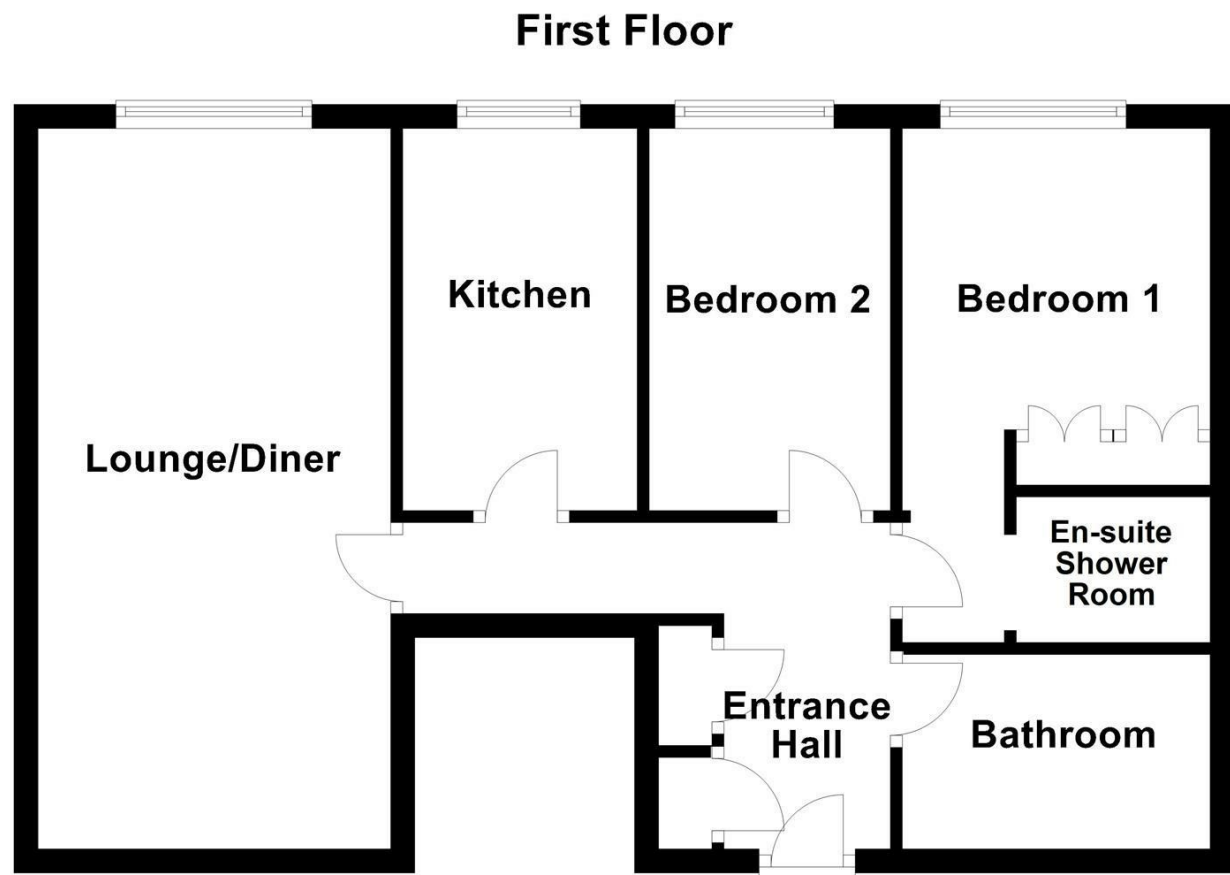


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



Apartment 13 Prospect Place, New Street, Ossett, WF5 8BP

For Sale Leasehold £175,000

An excellent opportunity for the professional couple or indeed those looking to downsize to purchase this attractive first floor apartment, offered to the market with no chain, two bedrooms, the main with en suite shower room/w.c. The property boasts a modern kitchen and bathroom, communal garden, allocated parking and gas central heating.

With a lift to all floors from the communal entrance, the apartment accommodation itself enjoys a south facing aspect and briefly comprises entrance hall, spacious lounge/diner, kitchen, two bedrooms, the main with en suite shower room/w.c. in addition to the main bathroom/w.c. Outside, there are pleasant communal gardens surrounding the apartment and there is one allocated parking space plus visitor parking.

Ossett plays host to a range of amenities including local shops, schools, bus station and twice-weekly market. Junction 40 of the M1 motorway is easily accessible for those wishing to commute further afield.

An early viewing comes highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the apartment. Solid wood flooring, coving to the ceiling, inset spotlights to the ceiling, two storage cupboards and doors to the lounge/diner, kitchen, two bedrooms and bathroom/w.c.

LOUNGE/DINER

20'9" x 9'6" [6.33m x 2.92m]

Coving to the ceiling, dado rail, central heating radiator, two ceiling roses and timber framed double glazed window. The dining area has solid flooring and a further central heating radiator.



KITCHEN

10'4" x 6'2" [3.17m x 1.89m]

Comprising a range of modern gloss wall and base units with feature gemstone concrete work surface

and glazed splash back. Stainless steel sink and drainer with swan-neck mixer tap, washer/dryer (included in the sale), integrated fridge and freezer, integrated oven and grill, integrated microwave, four ring ceramic hob with cooker hood above, inset spotlights to the ceiling, timber framed double glazed window and cupboard housing the boiler.

BEDROOM ONE

10'2" x 8'4" [3.12m x 2.55m]

Timber framed double glazed window, central heating and fitted wardrobes to one wall with matching bedside drawers. Access to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'10" x 4'0" [1.48m x 1.22m]

Three piece modern white suite comprising walk-in shower cubicle with twin-head shower, low flush w.c. and wall mounted wash basin. Fully tiled walls and floor, inset spotlights to the ceiling, extractor fan and vanity mirror.



BEDROOM TWO

10'5" x 6'6" [3.19m x 2m]

Timber framed double glazed window, central heating radiator and a useful fitted combined desk with concealed pull-down single bed, matching wardrobe and storage cupboards above.



BATHROOM/W.C.

Three piece modern white suite comprising air bath, low flush w.c. and wash basin set onto a vanity unit. Part tiled walls, inset spotlights to the ceiling, extractor fan, illuminated vanity mirror and ladder style radiator.



OUTSIDE

There are pleasant communal gardens surrounding the apartment and there is one allocated parking space plus visitor parking.

LEASEHOLD

The service charge is £2,030 (pa) and ground rent nil. The remaining term of the lease is 972 years [2024]. A copy of the lease is held on our file at the Ossett office.

COUNCIL TAX BAND

The council tax band for this property is C.

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.