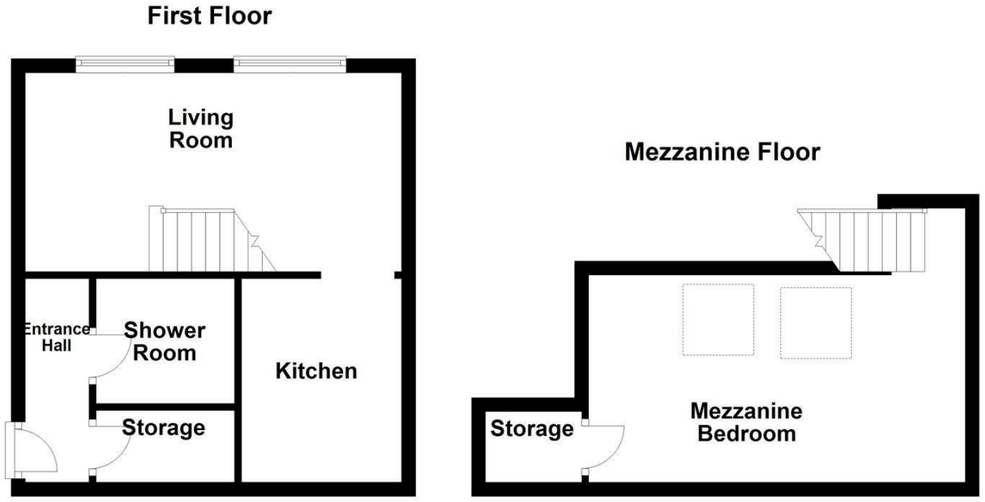
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



27 Northfield Mills Church Street, Ossett, WF5 9FA

For Sale Leasehold £100,000

This light and airy well presented top floor mezzanine apartment is situated in the heart of the popular town of Ossett.

The accommodation briefly comprises of entrance vestibule, entrance hall leading to light and open plan living room with vaulted ceiling and stairs to the mezzanine level where the double bedroom is located. There is open access from the living room to the modern fitted kitchen. The apartment benefits from a well maintained shower room/w.c. Externally there are communal gardens and on street parking is available.

Ossett plays host to a range of amenities including shops, eateries and well regarded local schooling. There are also good transport links on hand including easy access to the M1 motorway network for those wishing to commute.

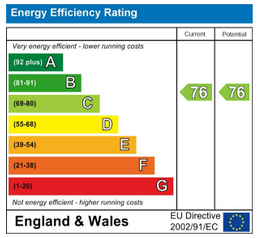
Well presented to an impeccable standard and offers ready to move into accommodation. The property is offered with no onward chain and an early viewing is highly advised.

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.

ACCOMMODATION

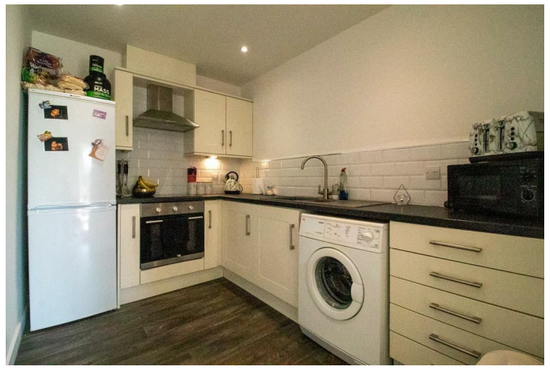
ENTRANCE VESTIBULE
Entrance door, carpeted and door leading the entrance hall.

ENTRANCE HALL
Doors to the shower room, living room and useful storage cupboard with shelving and light. Electric storage heater, carpeted flooring and intercom system.

SHOWER ROOM/W.C.
5'9" x 6'10" (1.76m x 2.09m)
Walk in shower unit with glazed sliding screen door and shower inset, pedestal wash basin with chrome mixer tap, low flush w.c., quality tiled effect vinyl flooring, extractor fan, chrome heated towel rail and spotlights to the ceiling.

LIVING ROOM
16'11" x 12'2" (max) including stairs (5.17m x 3.73m (max) including stairs)
Two UPVC double glazed windows to the side with a pleasant outlook, feature fireplace with electric fire, carpeted flooring, stairs to the mezzanine level and electric storage heater. Open access through to the kitchen and particularly sizable useful understairs storage cupboard.

KITCHEN
7'1" x 10'4" (2.16m x 3.15m)
Stylish range of wall and base units with complementary laminate work surface over incorporating 1 1/2 bowl composite sink and drainer with swan neck mixer tap, electric oven with four ring induction hob and stainless steel extractor hood over. Tiled splash backs, space and plumbing for an under counter automatic washing machine and space for a larder style fridge/freezer. Spotlights to the ceiling and quality wood effect vinyl flooring.



MEZZANINE BEDROOM
16'10" x 10'7" (5.15m x 3.25m)
Carpeted flooring, two skylight windows flooding the room with natural light, range of in built bedroom storage, electric storage heater and useful storage cupboard with shelving.

OUTSIDE
The property has generous communal gardens.

LEASEHOLD
The service charge is £200 per annum and ground rent is £850 per annum. The remaining term of the lease is 116 years (2024). A copy of the lease is held on our file at the Osset office.

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

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 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.