Richard Kendall Estate Agent

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Apartment 2, 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 ground floor apartment with two bedrooms.

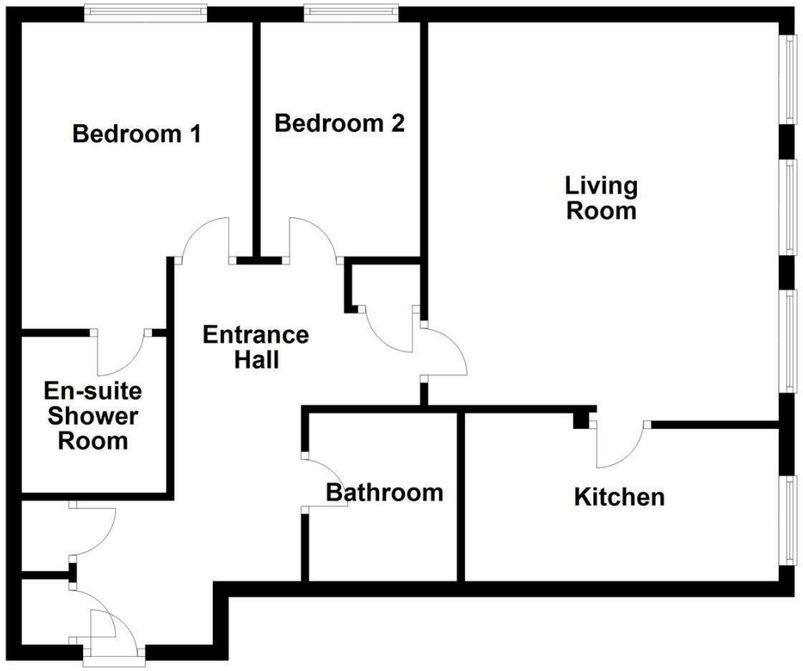
The property boasts lift access to all floors from the communal entrance, well maintained communal gardens, allocated parking and gas central heating. Available with no chain involved and immediate vacant possession.

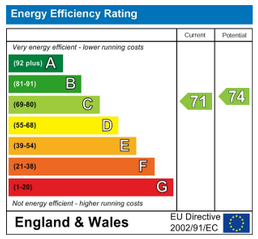
The apartment accommodation itself comprises large entrance hall, spacious lounge/diner, separate kitchen, two bedrooms, bedroom one with en-suite shower room adjacent and bathroom/w.c. Outside, there are pleasant communal gardens surrounding the apartment and there is one allocated parking space plus 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.

Ground 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 www.mortgagesolutionsofwakefield.co.uk
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Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

HALLWAY
Accessed via a security entrance lobby door. Elevator to three floors. Solid wooden fire door leading into entrance hall of the apartment.

ENTRANCE HALL
Security entrance phone to the front door. A large entrance hallway with central heating radiator, coving to the ceiling and doors to storage cupboard with fixed shelving, bathroom/w.c., living room, bedrooms and built in cloakroom with fixed shelving within and rails.

BATHROOM/W.C.
6'3" x 7'0" (1.91m x 2.15m)
Three piece suite comprising panelled bath with glass shower screen, mixer tap and shower attachment wall mounted. Low flush w.c., pedestal wash basin with two taps, part tiled walls, ladder style radiator and extractor fan to the ceiling.

BEDROOM ONE
9'10" min / 12'11" max x 9'7" (3.02m min / 3.94m max x 2.93m)
Central heating radiator, coving to the ceiling, timber double glazed window overlooking the side aspect and door providing access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
5'10" x 6'7" (1.79m x 2.03m)
Three piece suite comprising low flush w.c., pedestal wash basin with two taps and enclosed corner shower cubicle with double glass doors and chrome handles with mixer shower within. Fully laminate walls within shower cubicle, ladder style radiator and extractor fan to the ceiling.

BEDROOM TWO
9'10" x 6'8" (3.02m x 2.05m)
TImber double glazed window overlooking the side aspect, central heating radiator and coving to the ceiling.

LIVING ROOM
14'8" x 16'1" min / 16'8" (4.49m x 4.91 min / 5.09m)
Three timber double glazed windows overlooking the rear aspect, coving to the ceiling, two ceiling roses, fireplace with marble hearth, marble decorative interior and a decorative wooden surround having provision for an electric fire (not included within the sale). Two central heating radiators and door providing access into the kitchen.

KITCHEN
6'7" min / 7'1" max x 10'9" (2.01m min / 2.18m max x 3.29m)
Range of wall and base units with laminate work surface over, tiled splash back above, ceramic sink and drainer with mixer tap, plumbing and drainage for washing machine and dishwasher, space for small fridge and freezer under the counter. Breakfast bar, central heating radiator, integrated double oven/grill with four ceramic hobs and cooker hood above. Down lights built into wall cupboards, timber double glazed window overlooking rear aspect, boiler and laminate tiled floor.

OUTSIDE
Property has allocated car parking space within the communal car park and is surrounded by superb landscaped grounds with an attractive rear garden with paved seating area within, with mature bushes, trees and plants bordering.

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

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 six local offices.

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.

LEASEHOLD
The service charge is £131.68 pcm. The remaining term of the lease is 974 years (2022). A copy of the lease is held on our file at the Ossett office.