Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT 01977 798 844 | CASTLEFORD 01977 808 210

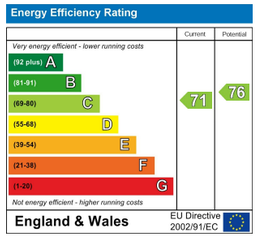
15 Green Park Avenue, Ossett, WF5 0AY

For Sale Leasehold Asking Price £110,000

A deceptively well proportioned two bedroom ground floor flat with a garden area, a driveway parking space and single garage to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable ground floor apartment offers well proportioned accommodation that is approached via an entrance hallway that has a useful storage cupboard off. Steps up lead into a central reception hall that in turn flows through into a well proportioned living room that overlooks the front of the property. The kitchen is situated off the living room. To the rear there are two good size bedrooms served by a bathroom/w.c. Outside the property has a garden area to the front of the apartment, whilst to the rear there is a shared laundry/drying area beyond which is row of garages, the right hand end one of which forms part of this property.

The property is situates a the head of the cul-de-sac in this popular residential area within easy reach of the good range of shops, schools and recreational facilities offered by Ossett town centre. Ossett itself is well placed for easy access to the surrounding business centres of Wakefield and Leeds and has ready access to the national motorway network.



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
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 339572,
Pontefract & Castleford office 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

ENTRANCE HALL
5'2" x 4'3" (1.6m x 1.3m)
UPVC front entrance door with glazed side screen, ceramic tiled floor and connecting door to the useful store room.

STORE ROOM
5'10" x 3'3" (1.8m x 1.0m)
With continuation of the ceramic tiled floor, extractor fan.

CENTRAL RECEPTION HALL
With a central heating radiator, access to all rooms and a useful built in store room.

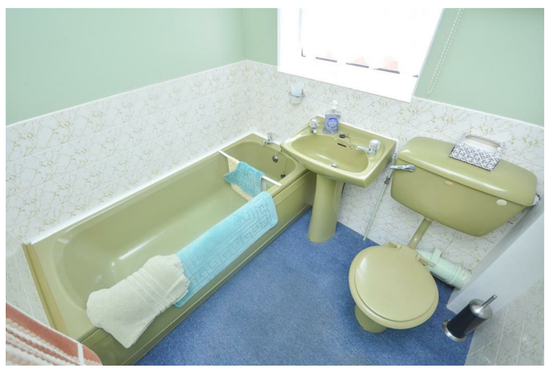
LIVING ROOM
15'5" x 13'1" max (4.7m x 4.0m max)
With a large window to the front, double central heating radiator, connecting door to the kitchen.

KITCHEN
8'6" x 7'6" (2.6m x 2.3m)
Window to the front. Fitted with a range of wall and base units with laminate worktops and tiled splashbacks. Inset stainless steel sink unit, slot in point for a gas cooker, space for a tall fridge freezer, space an plumbing for a washing machine, wall mounted gas fired central heating boiler.

BEDROOM ONE
15'5" x 9'6" (4.7m x 2.9m)
Window to the rear and a double central heating radiator.

BEDROOM TWO
9'2" x 8'10" (2.8m x 2.7m)
Window overlooking the rear garden and a central heating radiator.

BATHROOM/W.C.
6'6" x 5'6" (2.0m x 1.7m)
Frosted window to the side, part tiled walls, fitted with a three piece coloured suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator.



OUTSIDE
To the front the property has a lawned garden area together with a path up to the front door. The garden area extends around the side of the property to the rear where there is a communal laundry drying area. Beyond the laundry drying area there is a block of garages with the garage on the right hand side when viewed from the road belonging to this apartment.

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

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.

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

LEASEHOLD
Charges are £237 (pa) broken down into insurance £125 (pa) and lawn management £60 (pa). Ground rent is £52 (pa). The remaining term of the lease is 757 years (2022). A copy of the lease is held on our file at the Ossett office.