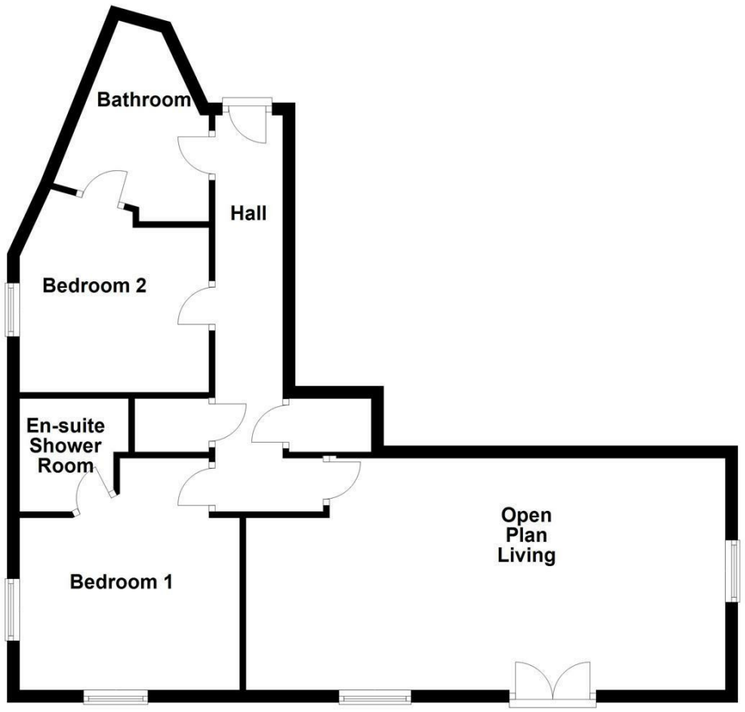
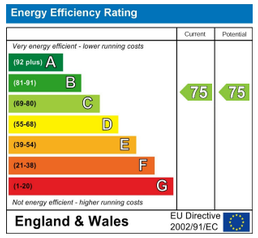
Ground Floor





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
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.

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

37 Kingsway Gardens, Ossett, WF5 8BX

For Sale Leasehold £135,000

Situated close to Ossett town centre is this well presented two bedroom second floor apartment benefitting from modern open plan living kitchen and allocated parking.

The property briefly comprises of the entrance hall, open plan living kitchen, two bedrooms (bedroom one with en suite facilities) and three piece bathroom/w.c. Externally the property has secure intercom entry with lift, communal gardens and an allocated parking space.

The property is ideally located for all local shops and amenities that Ossett has to offer including twice weekly market and ideally situated for the motorway network for those looking to commute.

Ready to move into, this property would make a fantastic first time home or investment and a viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Front entrance door with intercom system, electric radiator, built in storage cupboards and access to the open living kitchen, two bedrooms and bathroom.

OPEN PLAN LIVING KITCHEN
25'4" x 12'1" (7.73m x 3.70m)
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated oven with electric hob and cooker hood. Space for a fridge/freezer, space for a washing machine and space for a dryer. Spotlights, UPVC double glazed French doors with Juliet balcony and window to the front elevation, UPVC double glazed window to the side and two electric radiators.

BEDROOM ONE
12'8" x 8'3" (3.88m x 2.54m)
UPVC double glazed windows to the front and side elevation, electric radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'11" x 5'9" (1.81m x 1.76m)
Three piece suite comprising corner shower cubicle with glass sliding door and wall mounted shower, wash hand basin and low flush w.c. Ladder style radiator and spotlights.

BEDROOM TWO
11'9" x 9'6" (3.60m x 2.90m)
UPVC double glazed window to the side elevation, electric radiator and door to the bathroom.

BATHROOM/W.C.
6'1" x 7'10" (1.86m x 2.4m)
Three piece suite comprising bath, wash hand basin and low flush w.c. Ladder style radiator and spotlights.

OUTSIDE
There is an allocated parking space and communal gardens.

LEASEHOLD
The service charge and ground rent are TBC, The remaining term of the lease is TBC. A copy of the lease is held on our file at the Ossett office (TBC).

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

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.