Richard Kendall
Estate Agent

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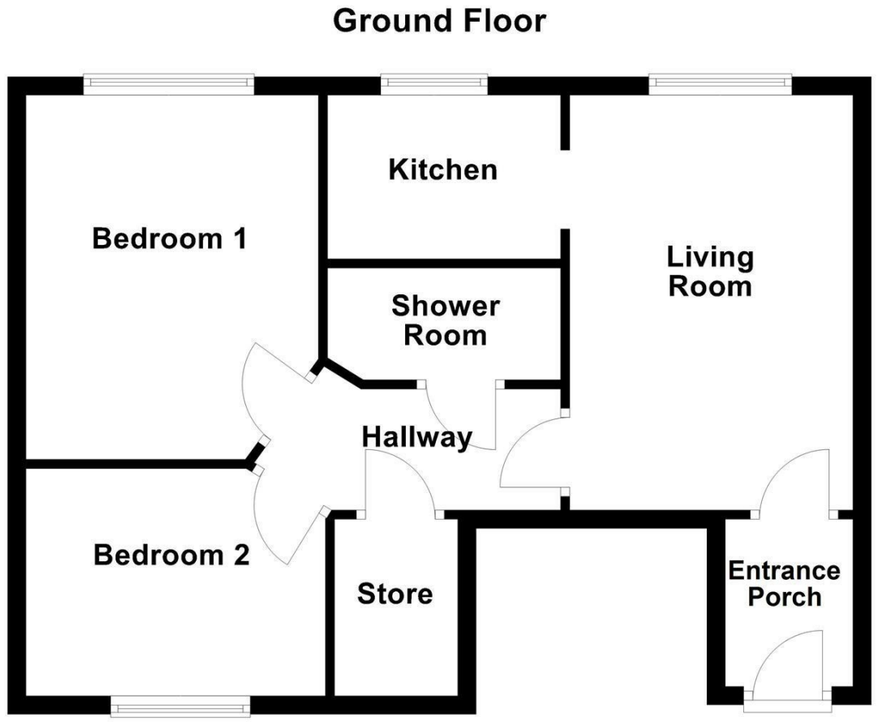


51 Woodhead Close, Ossett, WF5 9JJ

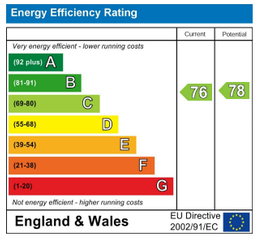
For Sale Leasehold £120,000

Superbly appointed and having being recently decorated throughout to include brand new fitted kitchen, shower room and carpets is this two bedroom ground floor apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance porch, living room, brand new modern fitted kitchen, inner hallway leading to brand new shower room/w.c., two bedrooms and useful store room. Outside there is allocated parking for one vehicle and the use of communal visitors parking space.

Enjoying a tucked away position in this modern development, the property is well placed to local amenities including shops and good schools with local bus routes nearby. Ossetts benefits from a twice weekly market and good motorway access.

A fantastic opportunity for the first time buyer, couple or investor, this property is offered for sale with no chain and vacant possession. A viewing comes highly recommended.



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 PORCH
Composite front entrance door, vinyl flooring and door leading through into the living room.

LIVING ROOM
14'7" x 10'0" (4.45m x 3.06m)
UPVC double glazed window to the rear, radiator, coving to the ceiling, door to the inner hallway and archway into the kitchen.

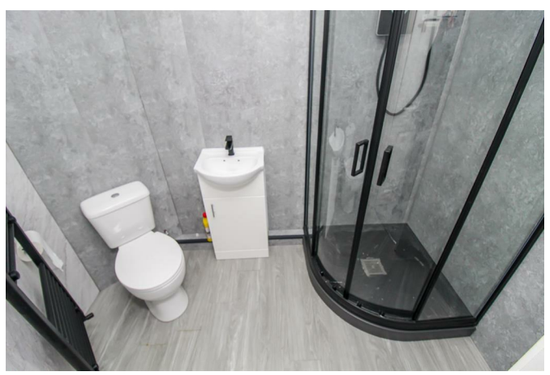
KITCHEN
5'11" x 7'11" (1.82m x 2.42m)
Newly fitted kitchen supplied by Wren with range of soft close wall and base units with work surface over with tiled splash back incorporating stainless steel sink and drainer, integrated oven and grill with four ring gas hob and filter hood above. Space for a fridge/freezer, plumbing for a washing machine, UPVC double glazed window to the rear, tiled floor and heated towel radiator.

HALLWAY
Radiators, doors to the shower room, two bedrooms and store room (space for fridge/freezer).

BEDROOM ONE
10'4" x 9'4" (3.15m x 2.85m)
UPVC double glazed window to the rear and radiator.

BEDROOM TWO
8'5" x 8'10" (2.57m x 2.70m)
UPVC double glazed window to the front and radiator.

SHOWER ROOM/W.C.
7'11" (max) x 4'10" (max) (2.43m (max) x 1.48m (max))
Newly fitted three piece suite comprising low flush w.c., vanity wash hand basin and corner shower cubicle with electric shower. Tiled effect floor and heated towel radiator.



OUTSIDE
There is an allocated parking space for one vehicle and visitors parking.

LEASEHOLD
The ground rent £40.00 (pa). The remaining term of the lease is 976 years (2025). 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 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.