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

17 Green Park Avenue, Ossett, WF5 0AY

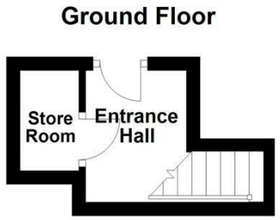
For Sale Leasehold £120,000

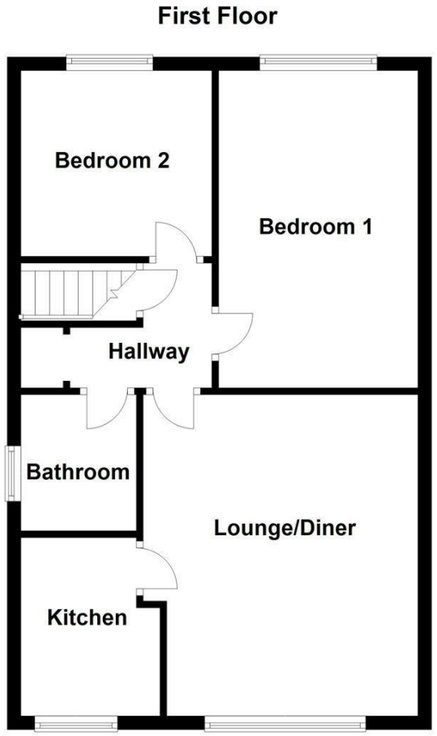
Deceptive from the front is this attractive and well maintained two bedroomed first floor apartment benefitting from off road parking, UPVC double glazing and gas central heating.

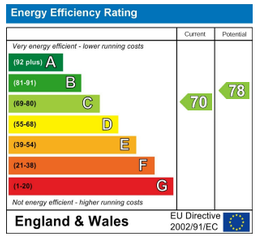
The property fully comprises of entrance hall with stairs to the hallway which leads to lounge/diner, modern fitted kitchen, two bedrooms and bathroom/w.c. Outside there are communal gardens to the front and rear. There is off road parking with a brick built garage accessed off Vicar Lane.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossett's twice weekly market. There is good access to the M1 motorway network.

An ideal property for the first time buyer, couple or investor looking to gain access to the property market. 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.

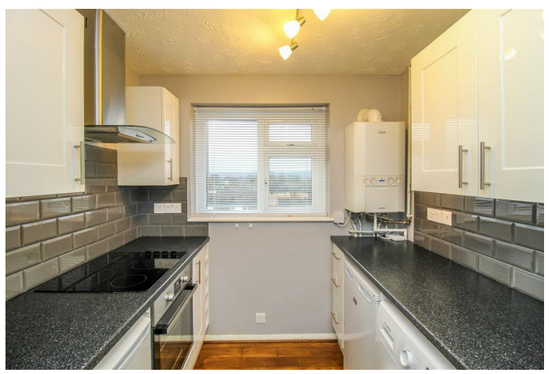
ACCOMMODATION

ENTRANCE HALL
UPVC entrance door to the entrance hall. Tiled floor, door to store room and stairs leading up to the hallway.

HALLWAY
Loft access, radiator, fitted shelving for storage, doors to two bedrooms, lounge/diner and bathroom.

LOUNGE/DINER
13'2" (max) x 11'5" (min) x 15'7" (4.02m (max) x 3.48m (min) x 4.76m)
Radiator, UPVC double glazed window to the front and electric fire with tiled hearth.

KITCHEN
5'6" (min) x 7'4" (max) x 8'7" (1.70m (min) x 2.24m (max) x 2.63m)
Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for fridge and freezer. Wood flooring, electric hob with stainless steel filter hood above, integrated oven and grill, tiled splash back and UPVC double glazed window to the front. Radiator, drawers down the base units and combination boiler is housed here.



BEDROOM ONE
9'5" x 15'4" (2.89m x 4.68m)
UPVC double glazed window to the rear and radiator.

BEDROOM TWO
9'3" x 9'0" (2.83m x 2.76m)
UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.
5'6" x 6'5" (1.68m x 1.97m)
Low flush w.c., wash basin pedestal, panelled bath with mixer shower attachment, radiator, fully tiled walls, UPVC double glazed frosted window to the side.

OUTSIDE
There are communal gardens to the front and rear. Off street parking accessed off Vicar Lane with brick built garage with up and over door with parking space in front.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Our flat is in great condition and located in a friendly residential area, at the end of a quiet cul-de-sac, with fantastic elevated views across to Emley Mast and beyond. It benefits from its own private entrance, and the large partially boarded loft, together with the garage and the lower entrance hall cupboard, provide plenty of storage space if needed. In the last 3 years, it has been repainted throughout, with a modern kitchen and new carpets fitted."

LEASEHOLD
The service charge is £216.48 (pa) and ground rent £52 (pa). The remaining term of the lease is 756 years (2023). 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 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.