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

Wobourn Lodge, Wobourn Court, Ossett, WF5 8NY

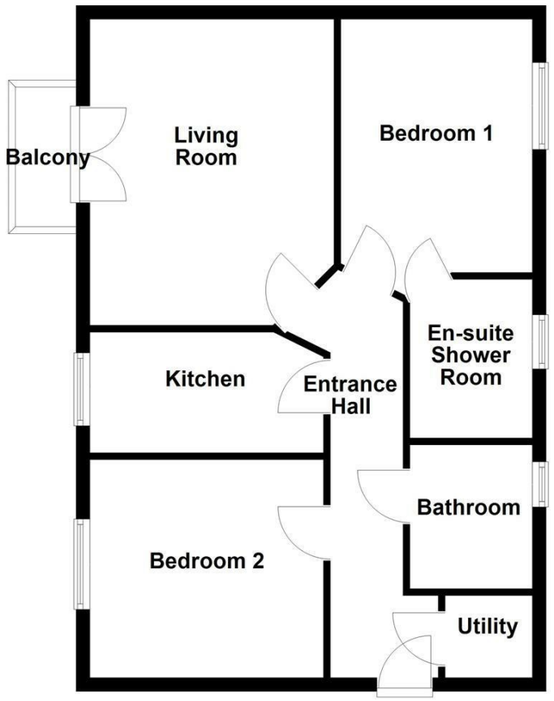
For Sale Leasehold £150,000

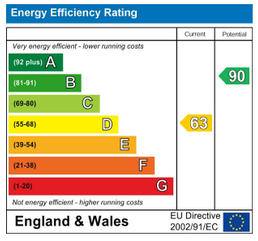
Located in this modern and attractive development in this tucked away position is this first floor apartment, well presented and maintained to a high standard throughout with central heating and UPVC double glazing.

The property comprises an entrance hall, a modern fitted kitchen with integrated appliances, and a spacious lounge/diner with French doors opening onto a balcony. There are two well proportioned double bedrooms, with bedroom one benefiting from its own en suite shower room. A contemporary three piece house bathroom serves the remainder of the accommodation, along with the added convenience of a separate utility room. Externally, the property enjoys a pleasant internal aspect to the front, with access to a communal car park and well maintained communal grounds.

The property is conveniently positioned close to local amenities and schools within Ossett town centre, which hosts a twice weekly market on Tuesdays and Fridays. Excellent transport links include easy access to the M1 motorway and regular bus services to and from Wakefield city centre, making this an ideal home for commuters.

First 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.

ACCOMMODATION

ENTRANCE HALL
A fire door leading into the entrance hall which benefits from loft access and doors into the kitchen, lounge/diner, utility room, two bedrooms and the bathroom.

KITCHEN
11'5" x 5'8" (3.50m x 1.75m)
UPVC double glazed window to the side, spotlights. A range of wall and base units with laminate work surfaces and tiled splashbacks, a stainless steel sink with mixer tap, integrated slimline dishwasher, integrated fridge with separate freezer below, integrated oven and grill, and four ring electric hob with stainless steel splashback and extractor hood.

LIVING ROOM
14'7" x 11'2" (4.46m x 3.41m)
UPVC double glazed window and UPVC double glazed French doors leading out onto an elevated balcony with metal railings, overlooking the side elevation.

UTILITY ROOM
4'2" x 3'10" (1.28m x 1.19m)
Fitted with a base unit with laminate work surface, tiled splashback, plumbing for a washing machine and housing the wall mounted boiler.

BEDROOM ONE
9'8" x 14'7" (max) x 12'0" (min) (2.97m x 4.45m (max) x 3.66m (min))
UPVC double glazed window to the side elevation, central heating radiator, a door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
7'7" x 5'10" (2.33m x 1.80m)
Frosted UPVC double glazed window to the side, extractor fan. A three piece suite including an enclosed corner shower cubicle with double glazed doors and mixer shower, a full tiled shower with half height tiling to the remaining walls and a fully tiled floor, a pedestal wash basin with mixer tap, low flush W.C..

BEDROOM TWO
11'2" x 10'4" (3.41m x 3.17m)
UPVC double glazed window to the side, central heating radiator.

BATHROOM
5'10" x 6'9" (1.79m x 2.08m)
Frosted UPVC double glazed window to the side, extractor fan. Comprising a three piece suite including a panelled bath with glass shower screen and mixer tap with shower attachment over, fully tiled to the bath area with half tiling to the remaining walls and a fully tiled floor, a low flush W.C., pedestal wash basin with mixer tap.

OUTSIDE
The apartment complex is set within well maintained landscaped communal gardens and benefits from a communal car park offering off road parking on a first come, first served basis, with additional bays available. There is a secure communal entrance with intercom system.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

LEASEHOLD
The service charge is £834.20 (pa) and ground rent £197.96 (pa). The remaining term of the lease is 980 years (2026). 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 B.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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