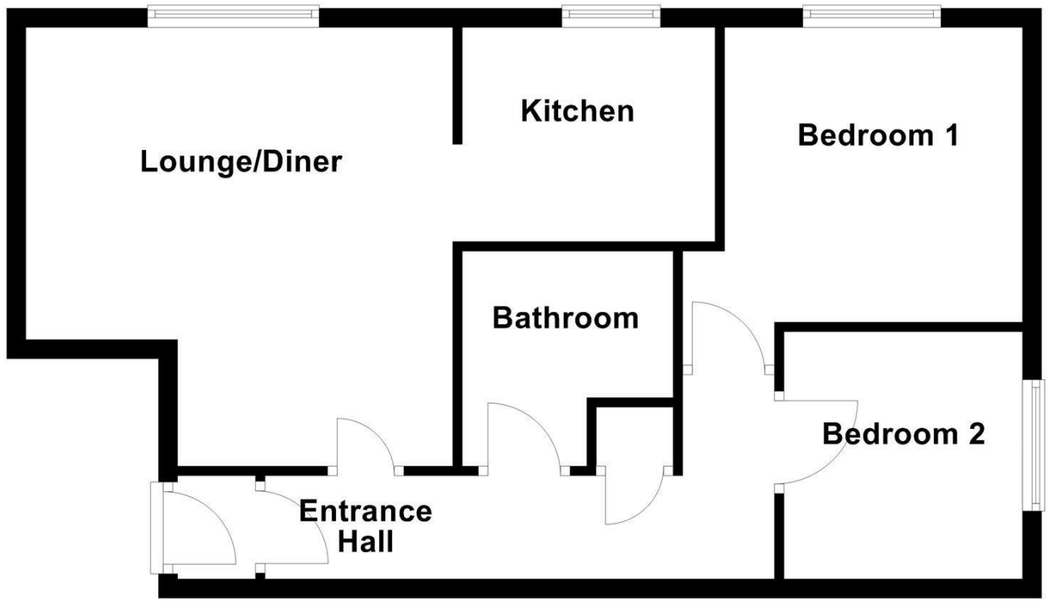
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

First Floor



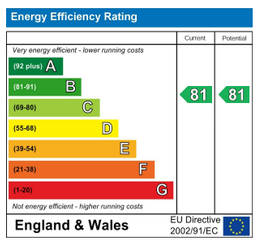
47 Moorcroft, Ossett, WF5 9JL

For Sale Leasehold £125,000

Introducing to the market is this two bedroom first floor apartment situated in the ever popular location of Ossett town with no chain and a vacant possession. Boasting an allocated parking spot for the property, Two good sized bedrooms and an open plan lounge/diner, this property is certainly not one to be missed.

The property briefly comprises of entry into a entrance hall leading into a further inner hallway. The inner hallway provides access to the lounge/diner, two bedrooms and the bathroom. From the lounge/diner there is an opening into the kitchen. Outside, the property benefits from communal gardens and includes one allocated parking space.

Ossett plays host to a range of amenities including shops, eateries and well regarded local schooling. It's convenient location is ideal for the first time buyer or couple with the M1 being just around the corner for those needing to travel further afield. Only upon viewing will you be able to appreciate everything this spacious accommodation has to offer.



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

COMMUNAL ENTRANCE HALL
Stairs to first floor.

ENTRANCE DOOR
Door from landing to entrance door. Door to the inner hallway.

INNER HALLWAY
Central heating radiator, telephone intercom. Doors to two bedrooms, the bathroom, the lounge/diner and a storage cupboard.

LOUNGE/DINER
15'9" x 14'7" (max) x 10'1" (min) (4.81m x 4.47m (max) x 3.09m (min))
UPVC double glazed window to the rear, central heating radiator, opening into the kitchen.

KITCHEN
8'0" x 6'8" (2.45m x 2.05m)
UPVC double glazed window to the rear, central heating radiator. A range of wall and base units with worksurface over incorporating a stainless steel sink and drainer with mixer tap, plumbing for washing machine, space and plumbing for a fridge, integrated oven and grill, four ring gas hob, stainless steel cooker hood above with tiled splashback.

BEDROOM ONE
10'5" x 11'3" (max) x 9'4" (min) (3.19m x 3.45m (max) x 2.87m (min))
UPVC double glazed window to the rear, central heating radiator.

BEDROOM TWO
8'1" x 8'5" (2.47m x 2.58m)
UPVC double glazed window to the side, central heating radiator.

BATHROOM
8'4" x 6'1" (max) x 3'4" (min) (2.56m x 1.87m (max) x 1.03m (min))
Central heating radiator. Low flush W.C., pedestal wash basin, panelled bath with mixer shower over and part tiled walls.

OUTSIDE
The property benefits from communal gardens and includes one allocated parking space.

LEASEHOLD
The service charge is £250 (per quarter) and ground rent £40 (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.

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.

PLEASE NOTE
The vendor has advised us that new carpets will be fitted between exchange and completion.