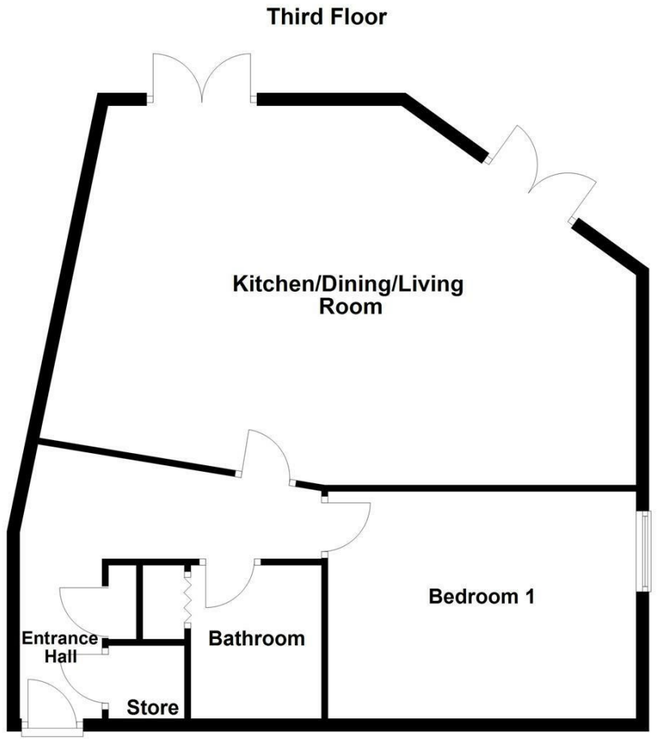
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 43 Kingsway Gardens, Ossett, WF5 8BX

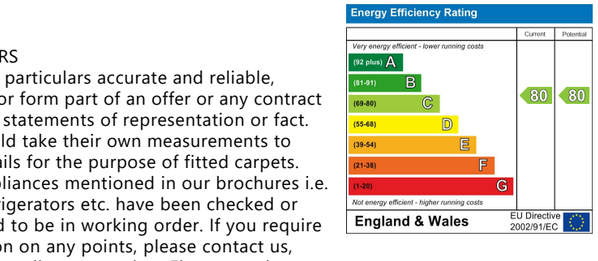
## For Sale Leasehold £125,000

Well appointed throughout is this attractive one double bedroom top floor apartment benefiting from UPVC double glazing and electric heating.

The accommodation briefly comprises of communal entrance hallway with stairs and lift leading to the third floor with entrance door to entrance hall, bathroom/w.c., double bedroom and modern open plan kitchen dining living room. Outside there are communal garden areas and an allocated parking space.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain involved, an ideal opportunity for the first time buyer, couple or those looking to downsize. An early 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

COMMUNAL ENTRANCE HALLWAY

Stairs and lift to the third floor leading to entrance door.

ENTRANCE HALL

Entrance door, recess ceiling spotlights, laminate flooring, cloaks cupboard, storage cupboard, wall mounted electric heater and door to the bathroom, bedroom and kitchen/dining/living room.

OPEN PLAN KITCHEN DINING LIVING

20'5" (max) x 6'11" (min) x 19'7" (6.23m (max) x 2.13m (min) x 5.97m)

Range of wall and base units with work surface over incorporating oven and grill, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for fridge/freezer, four ring electric hob with stainless steel back and filter hood. Two set of UPVC double glazed French doors with Juliet style balconies, wall mounted electric heater, recess ceiling spotlights and laminate floor.

BATHROOM/W.C.

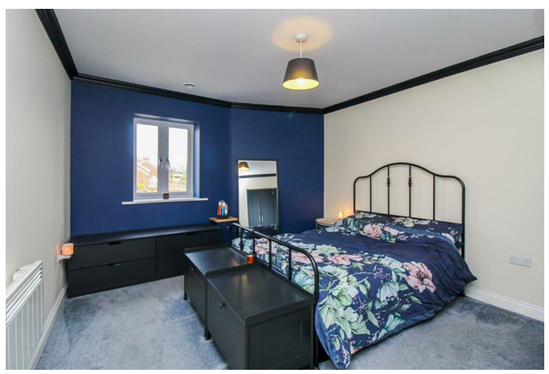
8'3" x 6'5" (2.54m x 1.98m)

Shower cubicle with bi-folding door and mixer shower, panelled bath, low flush w.c. and pedestal wash basin. Wood effect floor, heated chrome towel radiator and recess ceiling spotlights.

BEDROOM

11'3" x 13'5" (3.45m x 4.11m)

UPVC double glazed window to the front, wall mounted electric radiator and coving to the ceiling.



OUTSIDE

There is an allocated parking space.

LEASEHOLD

The service charge is £1,360.71 and ground rent are £183.58. The remaining term of the lease is 115 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.