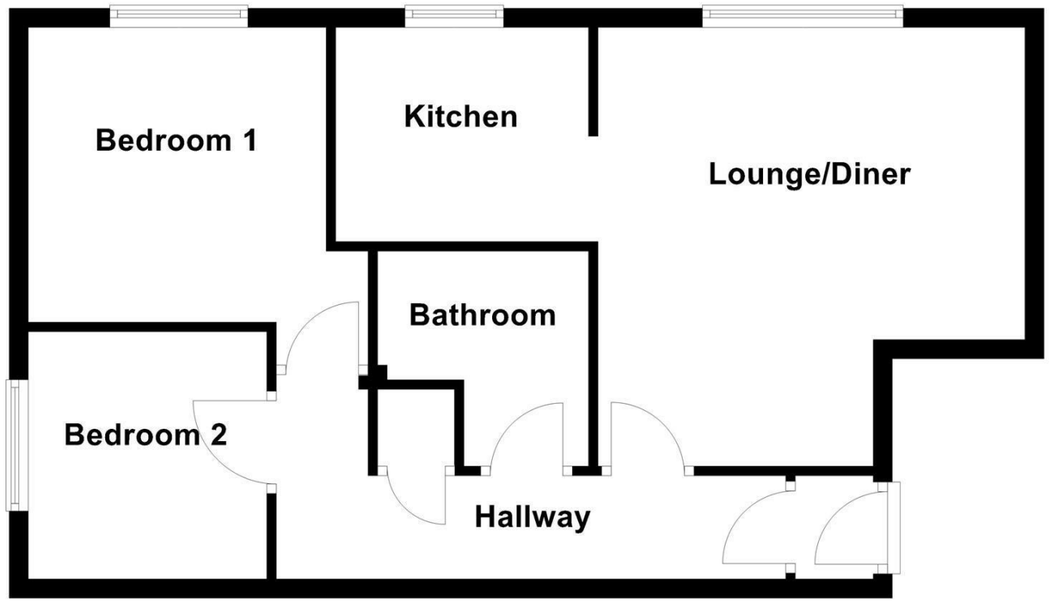
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Third Floor



84 Moorcroft, Ossett, WF5 9JL

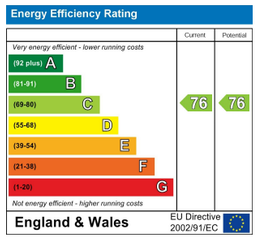
For Sale Leasehold £125,000

Situated in this popular part of Ossett, is this well presented and spacious two bedroom top floor (third floor) apartment is offered for sale with no onward chain and vacant possession upon completion.

The property benefits from gas central heating and double glazing throughout, and the accommodation briefly comprises of communal entrance hallway with secure entry system, private entrance hall, spacious lounge/diner, modern fitted kitchen, two bedrooms (with bedroom one featuring bespoke fitted wardrobes), and a contemporary bathroom. Externally, the property enjoys attractive communal garden areas and an allocated parking space for one vehicle.

The apartment is ideally placed for local amenities including shops and well regarded schools, with Ossett town centre nearby offering a twice weekly market. There is excellent access to the motorway network, making this property perfect for those commuting further afield.

This apartment represents an excellent opportunity for first-time buyers, professional couples, or investors seeking a property in a desirable location with strong rental potential. Viewing is 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
Loft access, central heating radiator. Doors into the lounge diner, storage cupboard, bathroom and two bedrooms.

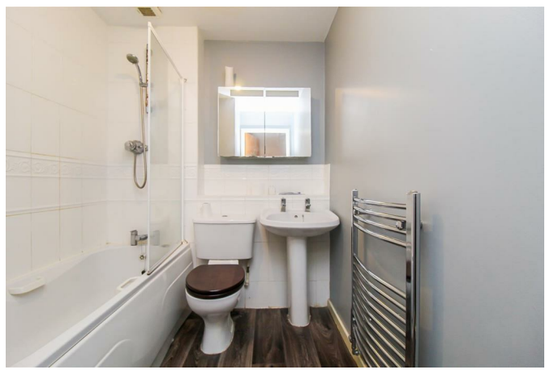
LOUNGE DINER
15'9" x 14'7" (max) x 10'2" (min) (4.81m x 4.46m (max) x 3.1m (min))
UPVC double glazed window to the side, central heating radiator, electric feature fire.

KITCHEN
8'0" x 6'8" (2.44m x 2.05m)
UPVC double glazed window to the side, central heating radiator, tiled floor. A range of wall and base units with worktops over incorporating stainless steel sink and drainer, a four ring gas hob with stainless steel filter above, integrated oven and grill, space for fridge, plumbing for washer, mosaic part tiled splashback on the walls.

BEDROOM ONE
10'5" x 9'4" (3.19m x 2.87m)
UPVC double glazed window to the side, central heating radiator, fitted wardrobes.

BEDROOM TWO
8'0" x 8'4" (2.45m x 2.55m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
8'7" x 6'2" (max) x 3'5" (min) (2.64m x 1.88m (max) x 1.05m (min))
Central heating radiator, part tiled walls. Low flush W.C., pedestal wash basin, panelled bath with shower over.



OUTSIDE
Outside, there is a communal garden area and an allocated parking space for one vehicle.

LEASEHOLD
The service charge is £1,000 (pa) and ground rent £125 (pa). The remaining term of the lease is 976 years (current year). 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.