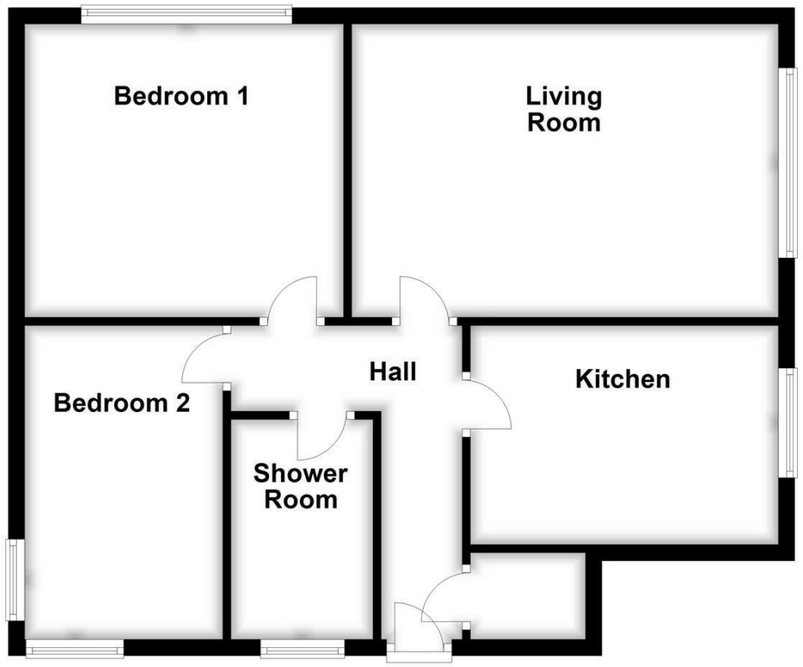
## Ground Floor

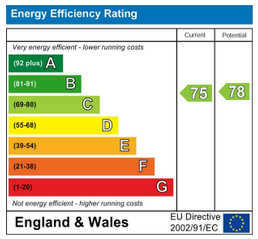



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 339572,
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.

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

# 5 Ashwood Court, Ossett, WF5 9HY

## For Sale Leasehold Guide Price £130,000 - £140,000

Situated close to Ossett town centre is this well presented two bedroom ground floor apartment benefitting from allocated parking space, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, fitted kitchen, two bedrooms and shower room/w.c. Externally the property has it's own parking and communal gardens.

The property is well placed to local amenities including shops and schools, as well as Ossetts twice weekly market. The M1 motorway network is only a short drive away, for those looking to commute further afield.

Ready to move into, this property deserves a full internal inspection and a viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Built in storage cupboard, central heating radiator and access to the kitchen, living room, shower room and two bedrooms.

### LIVING ROOM
17'2" x 11'9" (5.24m x 3.59m)
UPVC double glazed window to the side elevation, closed fireplace with surround and central heating radiator.

### KITCHEN
12'4" x 8'9" (3.78m x 2.67m)
UPVC double glazed window to the side elevation, central heating radiator and fitted kitchen with an array of wall and base units for storage, laminate work tops, integrated oven with gas hobs, cooker hood and tiled splash back. Sink and drainer unit with mixer tap, space for a washing machine and dryer with spotlights to the ceiling.

### BEDROOM ONE
12'8" x 11'8" (3.87m x 3.57m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to two walls.

### BEDROOM TWO
12'7" x 7'11" (3.84m x 2.43m)
UPVC double glazed windows to the front and side elevation, central heating radiator and fitted drawers and storage units over the bed.

### SHOWER ROOM/W.C.
8'10" x 5'8" (2.70m x 1.74m)
UPVC double glazed frosted window to the front elevation, corner double shower cubicle with glass screen and wall mounted shower. Vanity wash hand basin unit with mixer tap, low flush w.c., chrome style ladder radiator, fully tiled walls and floor. Spotlights and extractor fan to the ceiling.

### OUTSIDE
The property has an allocated parking space and communal lawns surrounding.

### LEASEHOLD
The service charge is £45 (per month) and ground rent £77.40 (pa). The remaining term of the lease is 105 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 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.