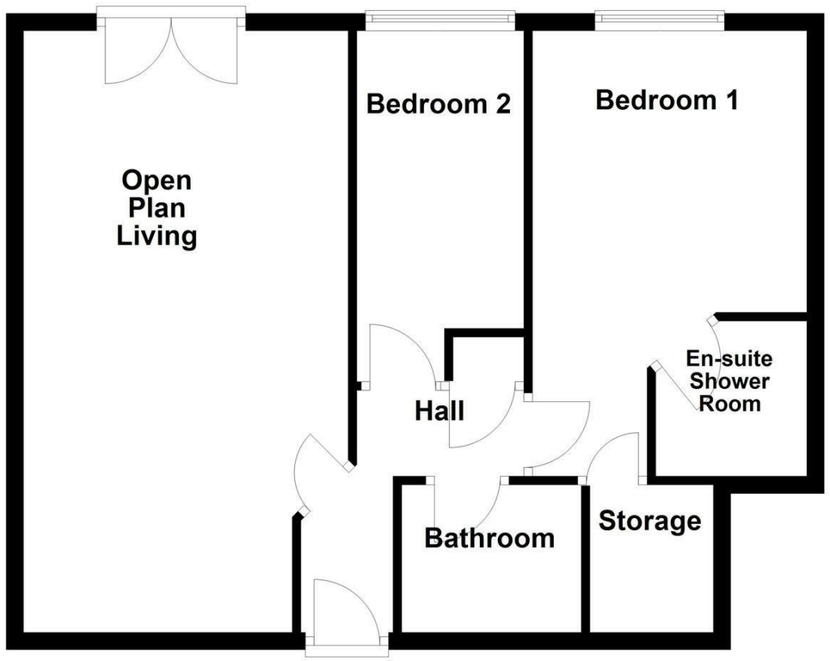
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



9 Kingsway Gardens, Ossett, WF5 8BX

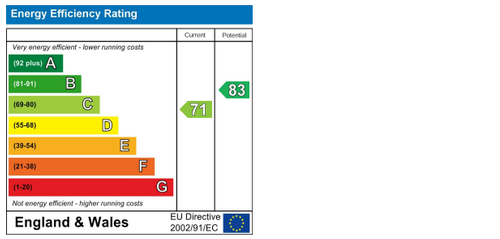
For Sale Leasehold £150,000

Situated within easy reach of the town centre, this superbly presented ground floor two bedroom apartment offers spacious and well appointed accommodation, benefiting from an allocated parking space, two bathrooms, and attractive communal gardens.

The accommodation briefly comprises a communal entrance leading to the apartment's private entrance hall, an open plan lounge/dining kitchen, a principal bedroom with en suite shower room, a second bedroom, and a modern family bathroom. Externally, the property enjoys well maintained communal gardens and an allocated parking space.

Ideally located for a wide range of local amenities, the apartment is within convenient reach of the town centre, which offers an excellent selection of shops, cafés, and services, together with its popular twice weekly market. The property also benefits from excellent transport links, with easy access to the motorway network.

Occupying a fantastic ground floor position, this impressive apartment is sure to appeal to a variety of purchasers, and early 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
Entered via the front entrance door, leading into the main hallway with a storage cupboard, spotlights to the ceiling, and doors providing access to the open-plan lounge/dining kitchen, two bedrooms, and the family bathroom.

OPEN PLAN LOUNGE DINING KITCHEN
22'9" x 12'4" (6.95m x 3.77m)
A spacious open plan living area with UPVC French doors opening to the rear. The kitchen is fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel 1 1/2 bowl sink and drainer unit. Integrated appliances include an electric hob, oven, stainless steel splashback and cooker hood, with additional space for a washing machine and fridge freezer. The lounge area features a fireplace surround and an electric radiator.

BEDROOM ONE
16'10" (max) x 10'5" (5.15m (max) x 3.19m)
A generously sized bedroom with a UPVC double glazed window to the rear, electric radiator, carpeted flooring with skirting boards, a built in storage cupboard, and access to the en-suite shower room.

EN SUITE SHOWER ROOM
5'9" x 5'8" (1.76m x 1.74m)
Fitted with a three piece suite comprising a corner shower cubicle with glazed sliding doors and wall-mounted shower, wash hand basin, and low flush WC. There is a white ladder style heated towel rail, spotlights to the ceiling, tiling within the shower enclosure and partial tiling to the walls.

BEDROOM TWO
13'3" (max) x 6'4" (4.05m (max) x 1.94m)
With a UPVC double glazed window, electric radiator, and carpeted flooring with skirting boards.

BATHROOM
6'10" x 5'8" (2.10m x 1.74m)
Fitted with a three piece suite comprising a corner bath, wash hand basin, and low-flush WC. The room also benefits from a white ladder style heated towel rail, spotlights to the ceiling, and partially tiled walls.

OUTSIDE
Externally, the property benefits from its own allocated parking space.

LEASEHOLD
The service charge is £3,084 (pa) and ground rent £190 (pa). The remaining term of the lease is 114 years (2026). A copy of the lease is held on our file at the Ossett office.

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.

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.