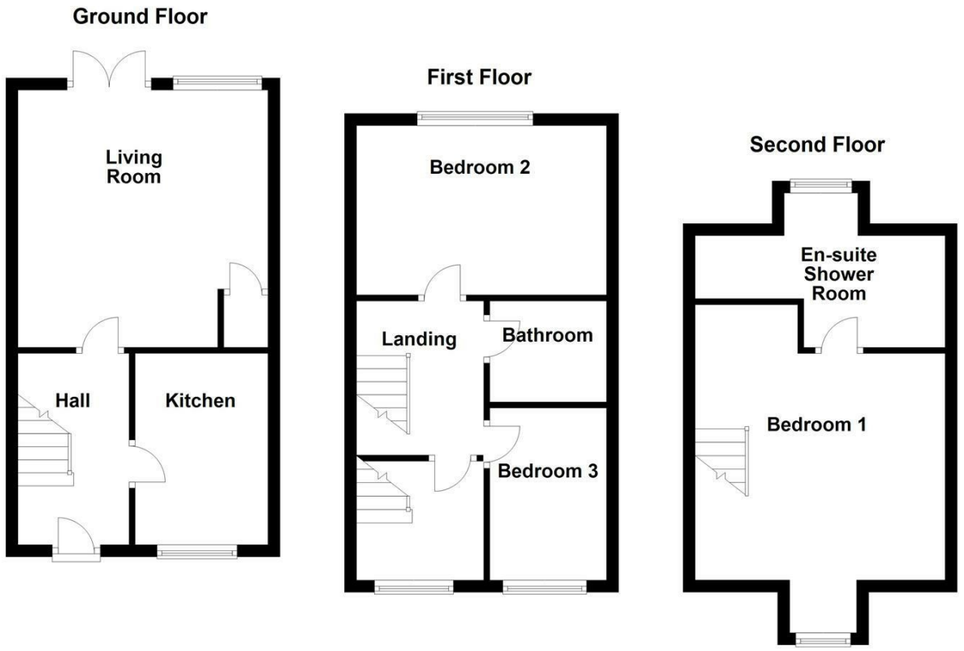


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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



36 Moorcroft, Ossett, WF5 9JL

For Sale Leasehold Asking Price £199,950

Situated on this modern development in Ossett is this well presented three storey town house benefiting from allocated parking, rear garden and en suite shower room/w.c.

The accommodation briefly comprises entrance hall, ground floor living room and kitchen. The first floor landing has access to two bedrooms and family bathroom/w.c. with an occasional room which has access to the loft, which houses the main bedroom with en suite shower room/w.c. Externally to the rear of the property there are early maintain lawns and a seating area. The property benefits from two allocated parking spaces nearby.

Situated close to Ossett town centre the property is ideally located for all local shops as well as being a short drive away from the M1 motorway for those wishing to commute further afield.

The property would make an ideal first time home or rental and a viewing is highly recommended.



ACCOMMODATION

HALLWAY
Access to the kitchen and to the living room. Central heating radiator.

LIVING ROOM
14'0" x 13'7" (4.28m x 4.16m)
UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear, gas fireplace with surround, built in storage cupboard.

KITCHEN
7'3" x 10'1" (2.21m x 3.08m)
UPVC double glazed window to the front. An array of wall and base units, black laminate worktops, stainless steel sink and drainer unit, built in cooker hood with oven, gas central heating radiator, spaces for fridge freezer and washing machine.



FIRST FLOOR LANDING
Access to two bedrooms and family bathroom/w.c. An occasional room has a staircase leading to the loft.

BEDROOM TWO
9'2" x 13'7" (2.81m x 4.16m)
UPVC double glazed window to the rear elevation, gas central heating radiator.

BEDROOM THREE
9'4" x 6'4" (2.86m x 1.94m)
UPVC double glazed window to the front elevation and gas central heating radiator.

OCCASIONAL ROOM
6'11" x 6'5" (2.12m x 1.98m)
Can be used as an office. Staircase leading to the loft. UPVC double glazed window to the front and a central heating radiator.

BATHROOM/W.C.
6'4" x 5'6" (1.94m x 1.68m)
Three piece suite comprising shower over bath, wash hand basin and low flush w.c. Radiator, partially tiled walls.



BEDROOM ONE
13'7" x 12'2" max (4.16m x 3.73m max)
UPVC double glazed window to the front, gas central heating radiator and door to the en suite shower room/w.c.



EN SUITE/W.C.
13'7" max x 5'2" max (4.16m max x 1.58m max)
UPVC double glazed window to the rear, low flush w.c., wash hand basin and corner shower cubicle with wall mounted shower.



OUTSIDE
To the rear of the property there is an easy to maintain lawns with fence surrounds. There are two allocated parking spaces in a nearby car park.



COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment. PLEASE NOTE: The photos were taken when empty and is currently occupied by a tenant.

LEASEHOLD
The ground rent £60 (pa). The remaining term of the lease is 978 years (2023). A copy of the lease is held on our file at the Ossett office.