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



21 Kingsway Gardens, Ossett, WF5 8BX

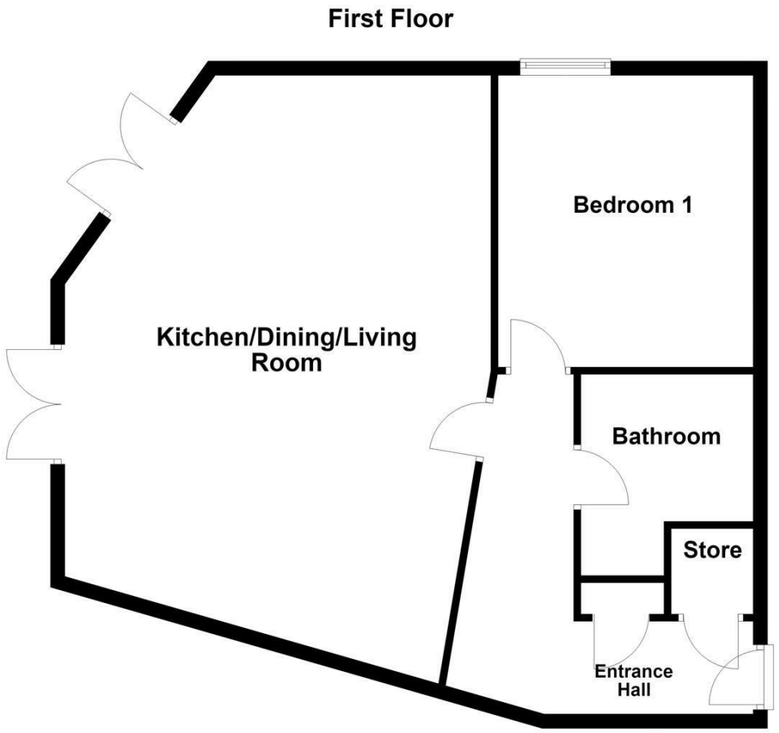
For Sale Leasehold Offers Over £100,000

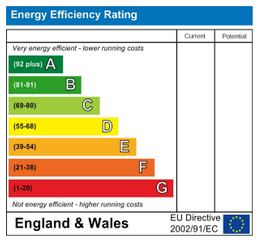
Superbly appointed throughout, this attractive one bedroom first floor apartment would make an ideal purchase for a first time buyer, professional couple or investor.

The accommodation is accessed via a communal entrance with both staircase and lift access to the first floor. The private entrance hall benefits from two useful storage cupboards and provides access to the bedroom, bathroom and impressive open plan kitchen dining living space. The contemporary open plan living area incorporates a modern fitted kitchen together with generous dining and sitting space, with two sets of French doors opening onto the balcony. There is also a spacious double bedroom and modern four piece bathroom. Externally, the development benefits from communal garden areas and the property has an allocated parking space for one vehicle.

The apartment is situated in a popular part of Ossett within easy reach of local shops, schools and bus routes, while Ossett town centre is also within walking distance. The motorway network is readily accessible for those travelling further afield.

Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation on offer.





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
Communal entrance with staircase and lift access to the first floor.

ENTRANCE HALL
Main entrance door leading into the private entrance hallway. Wood effect flooring, recessed spotlights and wall mounted electric panel heater. Two useful storage cupboards and telephone intercom system. Doors provide access to the bedroom, bathroom and open plan kitchen dining living room.



BEDROOM ONE
13'1" x 11'6" (4.01m x 3.51m)
UPVC double glazed window overlooking the front elevation and wall mounted electric panel heater.



BATHROOM
8'0" x 6'2" (2.45m x 1.90m)
Fitted with a four piece suite comprising low flush W.C., pedestal wash basin, panelled bath and separate shower enclosure with fully tiled walls and mixer shower. Part tiled walls, chrome heated towel radiator and recessed spotlights.



OPEN PLAN KITCHEN DINING LIVING ROOM
21'9" x 21'2" (6.64 x 6.47)
The kitchen area is fitted with a modern range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel splashback and extractor hood above.
Integrated washing machine, space for a dishwasher and space for a fridge freezer.
Laminate flooring, recessed spotlights and two wall mounted electric panel heaters. Two sets of UPVC double glazed French doors open onto the balcony.



OUTSIDE
Communal garden areas. Allocated parking space for one vehicle.

COUNCIL TAX BAND
The council tax band for this property is A.

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.

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

LEASEHOLD
The service charge is £2,053.90 (pa - this includes the service charge, reserve fund and insurance) 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.