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

2 Sanford Court, Ossett, WF5 8AT

For Sale Leasehold £155,000

Nestled within a pleasant cul de sac and ideally situated within walking distance of Ossett town centre is this well presented one bedroom ground floor apartment benefiting from a generously sized double bedroom with en suite facilities and its own private enclosed rear garden.

The accommodation briefly comprises an entrance hall with storage cupboard, w.c., lounge/diner, kitchen and a double bedroom with en suite bathroom. Externally, the property offers off street parking to the front for one vehicle, whilst to the rear is a private garden, mainly laid to lawn with planted borders featuring mature shrubs and flowers, together with a paved seating area ideal for outdoor dining and entertaining, fully enclosed with timber fencing and gated access.

Conveniently positioned, the property offers excellent access to a range of local amenities within Ossett town centre, as well as well regarded schools. Excellent transport links include regular bus routes to neighbouring towns and cities such as Wakefield and Dewsbury, in addition to easy access to the M1 motorway network for those wishing to commute further afield.

This home is perfectly suited to a variety of purchasers, including first time buyers, professional couples, or those looking to downsize and enjoy single level living. An internal inspection is highly recommended to fully appreciate the quality and potential of this property.

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 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
Timber frame entrance door, spotlights, electric storage heater, intercom system, fitted storage cupboards and access to a further storage cupboard, w.c., bedroom and lounge/diner.

LOUNGE/DINER
19'8" x 11'5" max x 8'8" min (6.00m x 3.50m max x 2.66m min)
Electric storage heater, spotlights, access to the kitchen through an opening and a set of UPVC double glazed French doors to a rear garden.

W.C.
3'4" x 7'1" (1.03m x 2.16m)
Chrome ladder style electric towel radiator, low flush w.c., pedestal wash basin with mixer tap, spotlights and extractor fan.

KITCHEN
7'8" x 8'7" (2.36m x 2.62m)
Range of modern wall and base units with laminate work surface, stainless steel sink and drainer with mixer tap, four ring induction hob with stainless steel extractor hood above, integrated oven, integrated fridge freezer, integrated washing machine, integrated dishwasher and spotlights.

BEDROOM
9'8" x 17'8" max x 11'0" min (2.95m x 5.40m max x 3.37m min)
Electric storage heater, spotlights, UPVC double glazed window to the rear, door to the en suite bathroom and a range of fitted wardrobes and storage units.

EN SUITE BATHROOM/W.C.
6'2" x 5'9" (1.90m x 1.76m)
Extractor fan, spotlights, shaver socket point, chrome ladder style electric towel radiator, low flush w.c., wall mounted wash basin with mixer tap and a panelled bath with mixer tap and mains fed shower head attachment with glass shower screen.

OUTSIDE
To the front of the property, there is off road parking for one vehicle. To the rear, the flat benefits from its own private garden, mainly laid to lawn with planted borders incorporating mature shrubs and flowers. A small paved patio provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and includes a right of access gate for neighbours.

LEASEHOLD
The service charge is £1600 (pa) and ground rent £ (pa). The remaining term of the lease is 100 years (2025). 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 B.

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.

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.