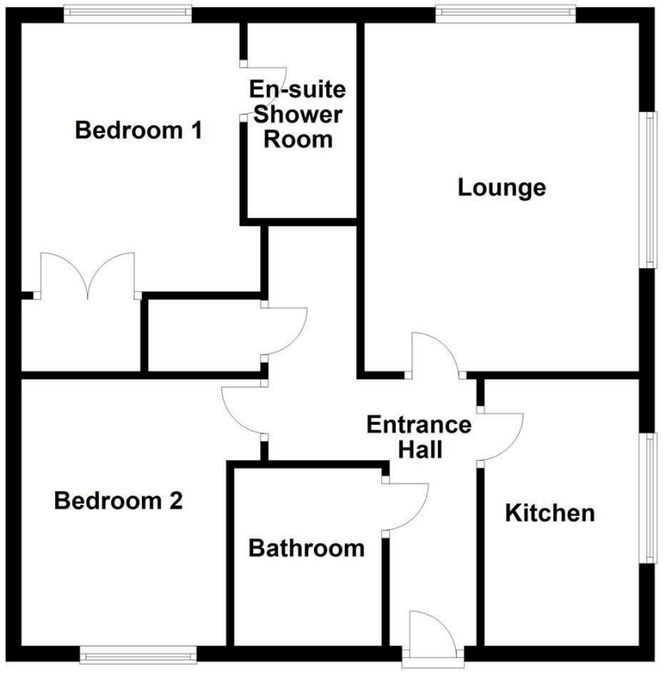
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





3 Moorcroft Court, Ossett, WF5 9EY

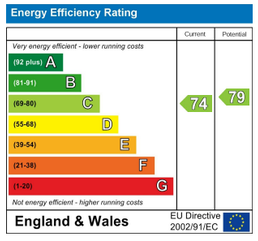
For Sale Leasehold £110,000

This modern two bedroom top floor apartment is offered for sale with no onward chain involved.

The property comprises of entrance hall with intercom access, modern fitted bathroom, two double bedrooms, bedroom one benefitting from an en suite shower room and walk in wardrobe, spacious lounge and kitchen. Outside there is an allocated parking space.

Ossett is a very pleasant residential area which as always proved in demand with the home buyer and is host to a good range of amenities including shops and schools, whilst there is good access to the M1 motorway which is only a sort distance away.

We strongly recommend an internal inspection at your earliest convenience to avoid disappointment.



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.



ENTRANCE HALL
Solid wood entrance door with intercom access leading into the entrance hall. Loft access, doors leading off to the kitchen, lounge, two bedrooms, bathroom and storage cupboard housing the hot water tank. Telephone point.

BATHROOM/W.C.
6'2" x 7'6" (1.89 x 2.29)
Three piece suite comprising of panelled bath with electric shower above, pedestal wash basin and low flush w.c. Wall mounted ladder style radiator, half tiled walls, extractor fan, shaver socket point.



KITCHEN
5'11" x 11'3" (1.81 x 3.42)
A range of wall and base units with laminate work surface over, tiled splash back, integrated oven and grill with four ring electric hob and cooker hood above, 1 1/2 stainless steel sink and drainer with stainless steel mixer tap, UPVC double glazed window to the front elevation, integrated fridge and freezer, integrated washing machine.

LOUNGE
14'1" x 11'7" (4.29 x 3.53)
Two UPVC double glazed windows, t.v. point, telephone point, electric wall mounted storage heater.



BEDROOM TWO
10'1" x 11'4" (3.07 x 3.45)
UPVC double glazed window to the rear, electric wall mounted storage heater.



BEDROOM ONE
10'1" x 11'4" (3.08 x 3.45)
UPVC double glazed window to the side, electric wall mounted storage heater, t.v. point, telephone point, door through to the en suite shower room, access to the walk-in wardrobe.



EN SUITE/W.C.
4'7" x 7'6" (1.39 x 2.29)
Enclosed corner shower cubicle with electric shower within, pedestal wash basin and low flush w.c. Wall mounted ladder style radiator, extractor fan, shaver socket point, half tiled walls.



OUTSIDE
Allocated parking space.

LEASEHOLD
The service charge is £511.01 (for 3 months) and ground rent £231.29 (pa). The remaining term of the lease is 104 years (current year). 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 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.