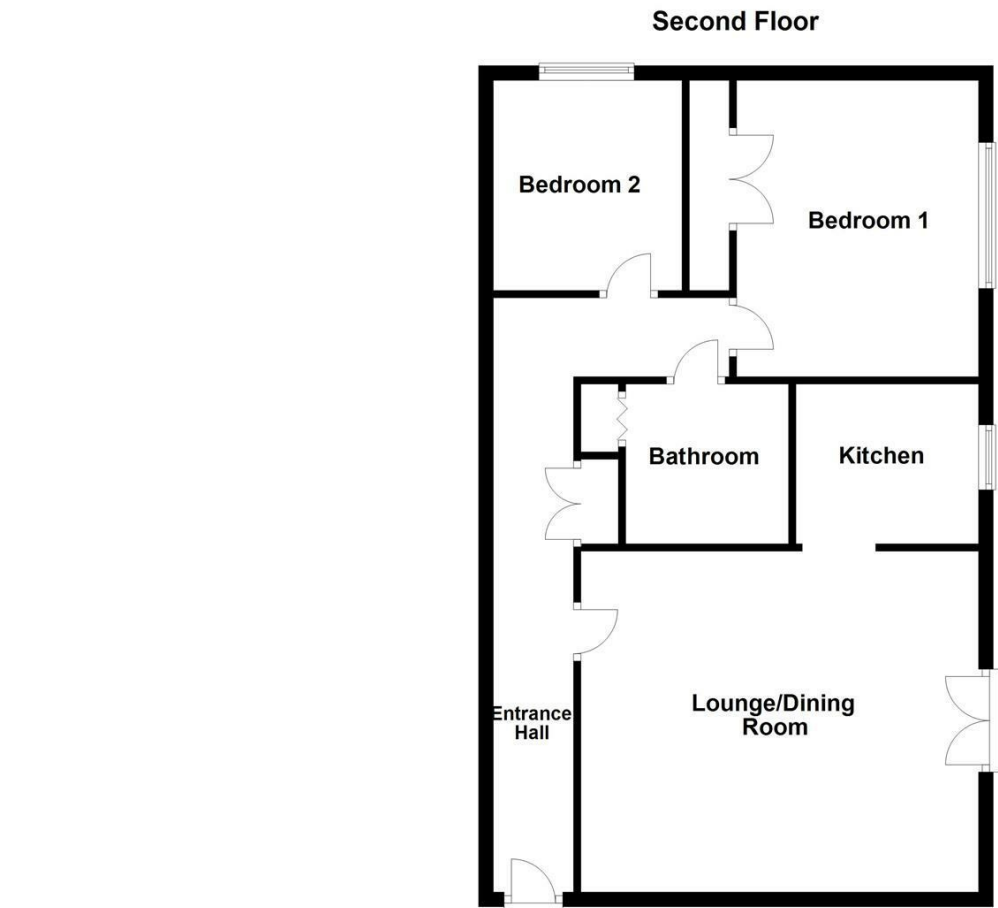




IMPORTANT NOTE TO PURCHASERS

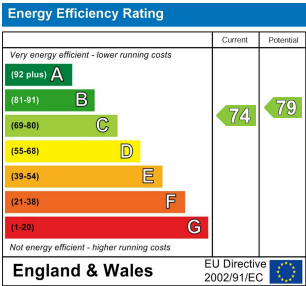
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



48 Constable Drive, Ossett, WF5 8DH

For Sale Leasehold £109,950

An ideal property for the first time buyer, working couple, buy to let investor or those looking to downsize is this well appointed and spacious two bedroom second floor (top floor) apartment having UPVC double glazing and electric heating.

The property briefly comprises of communal entrance hallway, staircase to the second floor with entrance hall leading to the spacious lounge/diner with access to the Juliet balcony overlooking the green and modern kitchen off, two double bedrooms and main bathroom/w.c. Outside there are attractive communal garden areas and off street parking available.

Situated in this popular part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no onward chain and an early viewing comes highly recommended.



#### ACCOMMODATION

##### COMMUNAL ENTRANCE HALL

Stairs to the second floor. Entrance door into entrance hallway.

##### ENTRANCE HALLWAY

Wall mounted storage heater, laminate floor and doors to the lounge/diner, built in double airing cupboard, two bedrooms and the bathroom.

##### BEDROOM ONE

9'3" x 9'6" [2.82m x 2.91m]

UPVC double glazed window to the front, wall mounted electric heater and built in double wardrobe.



##### BEDROOM TWO

9'6" x 8'3" [2.90m x 2.52m]

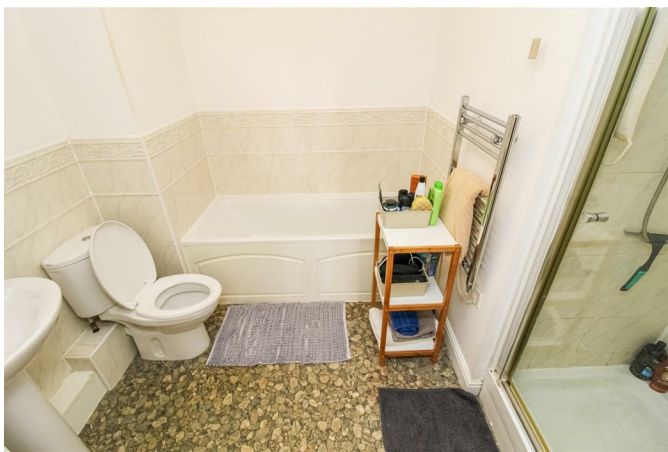
UPVC double glazed window to the side and wall mounted electric heater.



##### BATHROOM/W.C.

7'1" x 6'9" [min] x 9'6" [max] [2.18m x 2.07m [min] x 2.91m [max]]

Shower cubicle with mixer shower, panelled bath, low flush w.c., pedestal wash basin, part tiled walls and heated chrome towel radiator.



##### LOUNGE/DINER

19'5" x 10'6" [5.92m x 3.22m]

Wall mounted electric storage heater, UPVC double glazed Juliet style balcony and archway into modern kitchen.



##### KITCHEN

9'5" x 7'1" [2.89m x 2.18m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for a washing machine, integrated oven and grill, four ring electric hob with filter hood above, space for fridge and freezer. UPVC double glazed window to the front and laminate floor.



##### OUTSIDE

Communal garden areas and off street parking available.



##### LEASEHOLD

The service charge is £1,309.00 and ground rent £260.00 The remaining term of the lease is 105 years [2024]. 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 A.

##### 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.