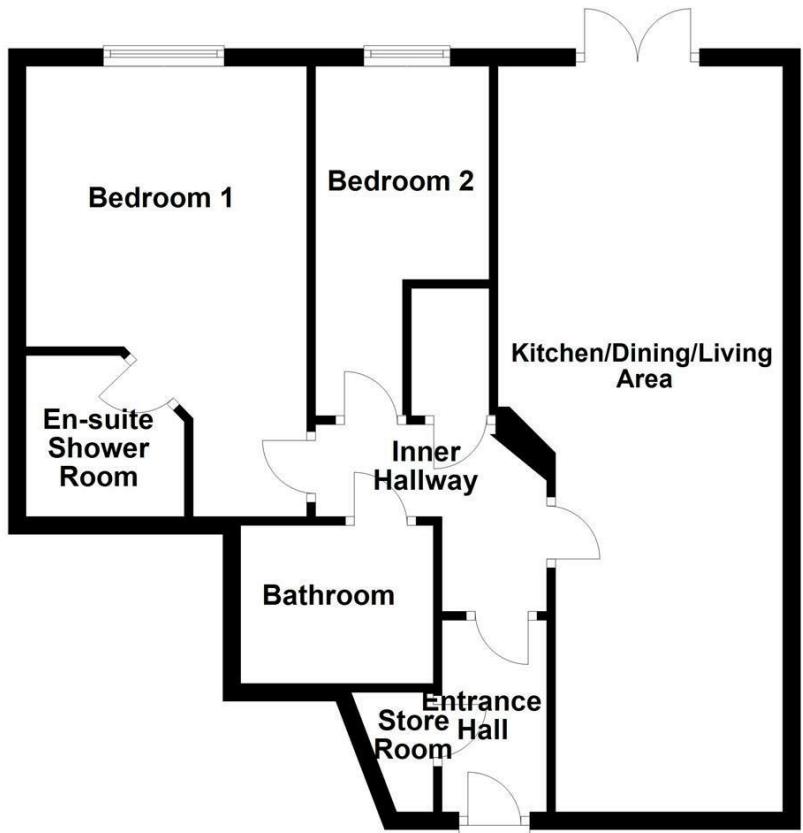


## Ground Floor



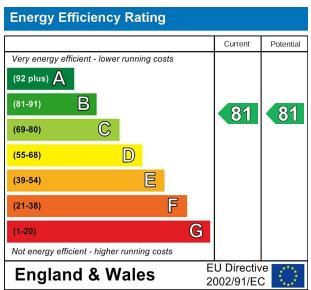
**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 17 Kingsway Gardens, Ossett, WF5 8BX

**For Sale Leasehold Offers Over £135,000**

A well presented two bedroom first floor apartment, accessed via a secure communal entrance. The apartment benefits from its own allocated parking space and well maintained communal grounds.

The property briefly comprises of the entrance hall, inner hallway leading to the open plan kitchen/dining/living room, two bedrooms (main with en suite) and bathroom/w.c. Outside, the property benefits from its own allocated parking space and access to well maintained communal grounds, predominantly laid to lawn.

Ideally positioned for local shops, amenities, and transport links, including Ossett's twice weekly market.

This property represents an excellent opportunity for first time buyers, investors, or those seeking low maintenance living.

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## ACCOMMODATION

### ENTRANCE HALL

Upon entering the apartment, the front door opens into a welcoming porch area with a built-in storage unit. A further door leads through to the inner hallway.

### INNER HALLWAY

Provides access to the open plan living kitchen, both bedrooms, the bathroom, and a useful built in storage cupboard.

### KITCHEN/DINING/LIVING ROOM

27'8" x 6'10" plus 16'9" x 10'4" [8.45m x 2.10m plus 5.13m x 3.16m]

A range of wall and base units, a 1.5 bowl sink and drainer, partially tiled walls, electric hob with cooker hood above, electric oven, and space and plumbing for a washing machine, dishwasher, and fridge freezer. Vinyl flooring, electric radiator and spotlights to the ceiling. UPVC double glazed patio doors open to the front elevation, allowing plenty of natural light. The lounge area offers a comfortable living space with UPVC



### BEDROOM ONE

13'1" x 6'5" [3.99m x 1.96m]

Carpeted bedroom with access to the en suite shower room and electric radiator.



### EN SUITE SHOWER ROOM/W.C.

5'9" x 5'9" [1.77m x 1.76m ]

Three piece suite comprising a freestanding shower cubicle with sliding glass doors, vanity wash basin, and w.c. Partially tiled walls, spotlighting to the ceiling, extractor fan and heated towel rail.



### BEDROOM TWO

2.30m x 1.75m

UPVC double glazed window to the front elevation and carpeted flooring.



### BATHROOM/W.C.

7'6" x 5'8" [2.30m x 1.75m ]

White three piece bathroom suite comprising panelled bath, vanity wash basin, and w.c.. Partially tiled walls, spotlighting to the ceiling, extractor fan, and white heated towel rail.



### OUTSIDE

The property benefits from its own allocated parking space and access to well maintained communal grounds, predominantly laid to lawn.

### LEASEHOLD

The service charge is £1642.50 [pa] and ground rent £190.48 [pa]. The remaining term of the lease is 116 years [2026]. 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.