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

46 Constable Drive, Ossett, WF5 8DH

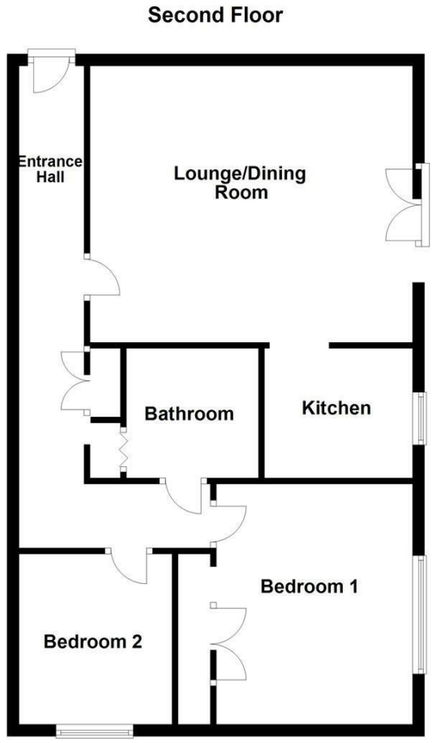
For Sale Leasehold Offers In The Region Of £115,000

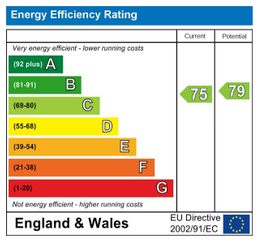
An ideal property for the first time buyer, couple or the investor is this two bedroom second floor [top floor] apartment benefiting from UPVC double glazing and electric panel heating.

The accommodation fully comprises communal entrance hall, property entrance hall, lounge/dining room with kitchen off, two bedrooms and the bathroom/w.c. Outside there are communal gardens and off road parking is available.

Situated in a popular part of Ossett, which has good access to the motorway network, local amenities, good school and Ossett town centre has a twice weekly market.

Early viewing comes highly recommended.





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
Front entrance door, intercom system, electric storage heater, double doored storage cupboard and doors to the lounge/dining room, two bedrooms and bathroom/w.c.

LOUNGE/DINING ROOM
17'10" x 15'1" (max) x 8'2" (min) (5.45m x 4.6m (max) x 2.5m (min))
UPVC double glazed window to the rear, set of UPVC double glazed French doors to a Juliet style balcony to the rear, electric storage heater and an opening to the kitchen.

KITCHEN
8'1" x 7'2" (2.48m x 2.19m)
Range of wall and bae units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob with stainless steel extractor hood above, integrated oven, kickboard heater, integrated washing machine.

BEDROOM ONE
9'5" x 9'2" (2.89m x 2.81m)
UPVC double glazed window to the rear, double doored storage cupboard/wardrobe and wall mounted electric heater.

BEDROOM TWO
9'4" x 8'4" (2.87m x 2.55m)
UPVC double glazed window to the side and wall mounted electric heater.

BATHROOM/W.C.
7'1" x 9'3" (max) x 5'2" (min) (2.18m x 2.84m (max) x 1.6m (min))
Extractor fan, electric towel radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap. Separate shower cubicle with shower head attachment and glass shower screen. Partially tiled and shaver socket point.

OUTSIDE
There are communal gardens and an allocated parking space.

LEASEHOLD
The service charge is £1,309.00 (pa) and ground rent £231.54 (pa). The remaining term of the lease is 104 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.

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

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.