



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

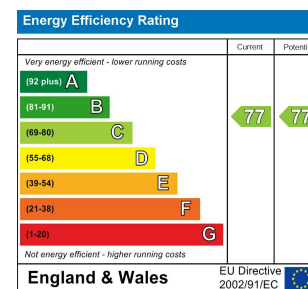
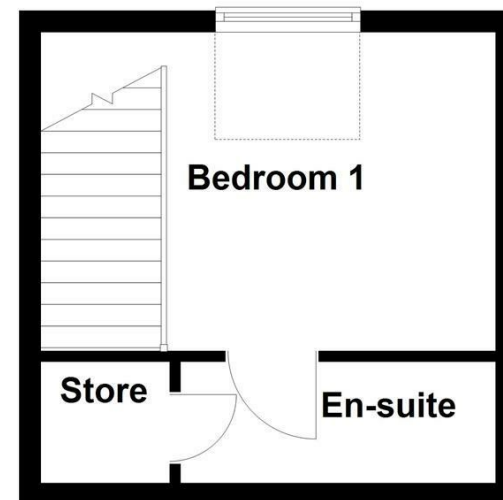
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First 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.



## 21 Northfield Mills Church Street, Ossett, WF5 9FA

### For Sale Leasehold £110,000

Introducing to the market this one bedroom first floor duplex apartment situated in the ever popular location of Ossett town. Boasting an allocated parking spot for the property, one large double bedroom and an open plan lounge/ diner and kitchen space.

The accommodation comprising of an entrance hall with additional storage space leading into the open plan kitchen and lounge area with two large UPVC double glazed windows facing the front elevation and a staircase leading up to the first floor where you will find the one double bedroom and the en suite shower room with a large Velux window.

Ossett plays host to a range of amenities including shops, eateries and well regarded local schooling. It's convenient location is ideal for the first time buyer or couple with the M1 being just around the corner for those needing to travel further afield. Only upon viewing will you be able to appreciate everything this spacious accommodation has to offer.



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## ACCOMMODATION

### ENTRANCE LOBBY

Storage cupboard used as a cloakroom

### KITCHEN/DINER/LOUNGE

18'2" x 14'0" [5.56m x 4.27m]

Galley kitchen with integrated cooker, four ring electric hob, extractor hood over, stainless steel sink and mixer tap. Space and plumbing for a washing machine, space and plumbing for a fridge freezer. Laminate flooring, spotlights to the ceiling, tiled splashback. The lounge has two UPVC double glazed windows to the front, TV cable port, electric radiator, staircase leading to the first floor.



### BEDROOM ONE

6'10" x 14'0" [2.09m x 4.27m]

Electric radiator, Velux window, entrance into the en-suite shower room.



### EN-SUITE SHOWER ROOM

7'6" x 3'8" [2.29m x 1.132m ]

Chrome ladder style radiator, low flush W.C., wall mounted basin with mixer tap, shower unit with shower head attachment and floor to ceiling tiling. Extractor fan, recess spotlights, storage unit.



### OUTSIDE

Allocated parking spot for the property.

### LEASEHOLD

The service charge is approx £850 [pa] and ground rent is approx £200 [pa]. The remaining term of the lease is 115 years [2025ent year]. A copy of the lease is held on our file at the x office.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.