Richard Kendall Estate Agent

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19 Ashbrook Close, Ossett, WF5 9DU

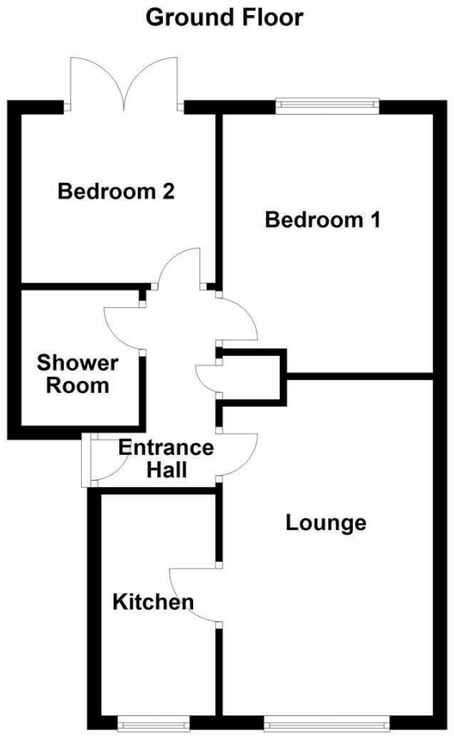
For Sale Leasehold £129,950

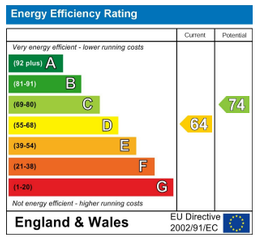
Well appointed throughout and offered for sale with no chain and vacant possession is this two bedroom ground floor apartment.

With UPVC double glazing and gas central heating, the accommodation briefly comprises of the communal entrance hallway leading to the entrance hall, lounge, modern kitchen, two bedrooms and modern shower room. Outside, communal garden to the front with a lawned communal garden area to the rear incorporating patio areas. In addition there is allocated parking to the front for one vehicle.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market and good access to the motorway network.

An ideal opportunity for the first time buyer, couple or those looking to downsize and an 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.

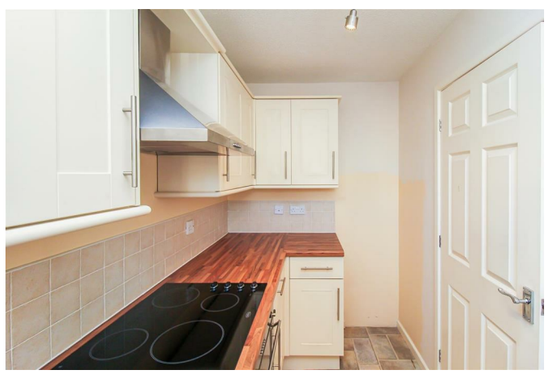
ACCOMMODATION

COMMUNAL ENTRANCE HALL
Entrance door to the entrance hall.

ENTRANCE HALL
Telephone intercom system, radiator, coving to the ceiling, airing cupboard, doors to the lounge, two bedrooms and bathroom.

LOUNGE
10'1" x 16'0" (3.09m x 4.88m)
UPVC double glazed window to the front, radiator, coving to the ceiling and gas fire with marble surround. Door to the kitchen.

KITCHEN
5'4" x 10'5" (1.64m x 3.20m)
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill with four ring electric hob and filter hood. Space for a slimline fridge/freezer, radiator, tiled effect floor, wall mounted electric panel heater and UPVC double glazed window to the front.



SHOWER ROOM/W.C.
5'9" x 6'3" (1.76m x 1.91m)
Modern three piece suite comprising low flush w.c., vanity wash hand basin and walk in shower cubicle with electric shower. Fully tiled walls and heated chrome towel radiator.

BEDROOM ONE
10'1" x 11'0" (3.09m x 3.36m)
Fitted wardrobes, bedside cabinets and fitted dressing table. UPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM TWO
8'0" x 7'3" (2.44m x 2.21m)
Fitted wardrobes, coving to the ceiling, radiator and UPVC double glazed French doors to the rear.

OUTSIDE
Attractive communal lawned garden incorporating flagged patio area. There is an allocated parking space for one vehicle.

LEASEHOLD
The service charge is £ (pa) and ground rent £ (pa). The remaining term of the lease is years (current 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 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.