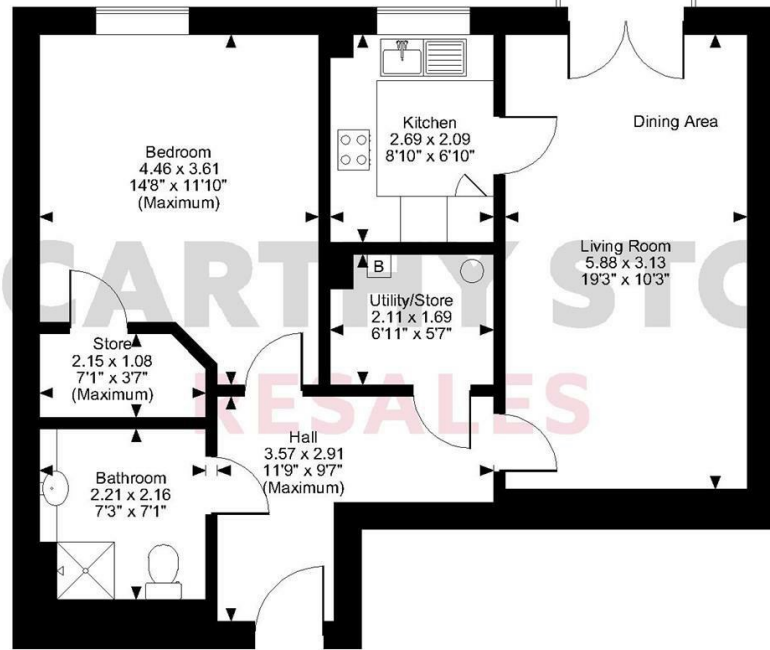
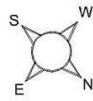


Whitaker Grange, NewStreet, Ossett  
 Approximate Gross Internal Area  
 646 Sq Ft/60 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 60 WHITAKER GRANGE NEW STREET, OSSETT, WF5 8BT



BRIGHT SPACIOUS one bedroom SECOND FLOOR apartment MODERN FITTED KITCHEN with built in appliances. Within access to all CLOSE to LOCAL AMENITIES and OSSETT town Centre.

**ASKING PRICE £220,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WHITAKER GRANGE NEW STREET, OSSETT

## SUMMARY

Our development of retirement properties in Ossett is only a couple of minutes from the town's centre, where you'll find a range of shops, boutiques and restaurants that are the perfect place to spend an afternoon. Elsewhere in the town centre, you'll find a range of banks, a couple of supermarkets, a pharmacy and a medical practice. If you fancy a tippie, then Ossett is also home to two breweries.

Exclusively for the over 70s, Whitaker Grange offers apartments designed to make life easier, with the reassurance that staff are on-site 24 hours a day. With a range of domestic and support services on hand when you need it, and a bistro style restaurant serving hot or cold lunches every day, this really is life made easy.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, homeowners lounge with kitchen facilities and other communal areas.

## ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors leading to the lounge, shower room and also the walk-in storage cupboard/airing cupboard.

Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## LOUNGE

A bright spacious lounge with the benefit of French doors opening onto a Juliet balcony, there is also ample space for a small dining table. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

## KITCHEN

Stylish fitted kitchen with a range of modern cream low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splash back. UPVC double glazed window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## MASTER BEDROOM

A good sized double bedroom with a door leading to a walk-in wardrobe housing shelving and hanging rails, with a South Easterly facing aspect the bedroom window allows in plenty of light. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

# 1 BED | £220,000

## CAR PARKING

Car parking space included within the price.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge is £10,472.16 per annum (for financial year end 28th Feb. 2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

