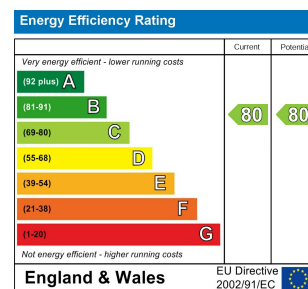
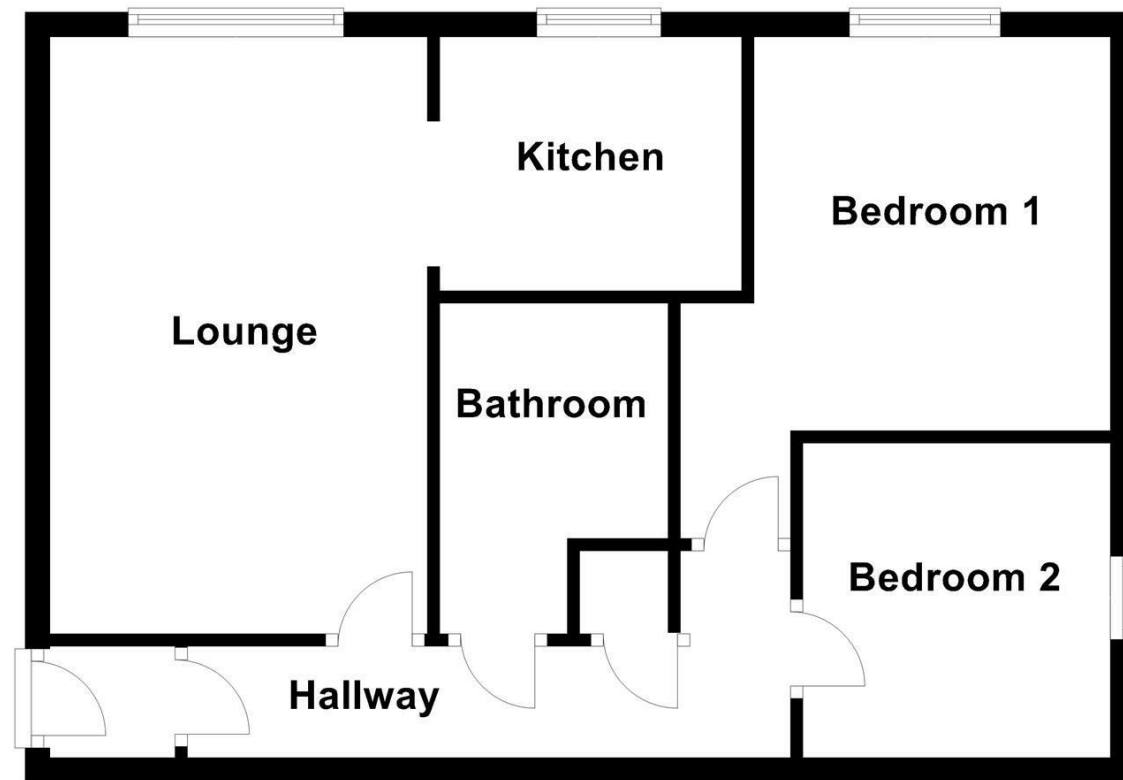




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

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.



58 Moorcroft, Ossett, WF5 9JL

For Sale Leasehold £110,000

An ideal opportunity for the first time buyer, couple or those looking to downsize to acquire themselves this well appointed and modern two bedroom ground floor apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of communal entrance hall and door to entrance, entrance hall, lounge, modern kitchen, two bedrooms and bathroom/w.c. Outside an attractive communal garden areas and one allocated parking space.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. There is great access to the M1 motorway.

Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Communal entrance door to entrance with further door leading into entrance hall. Radiator and telephone intercom. Doors to the lounge, store cupboard, two bedrooms and the bathroom.

BEDROOM ONE

9'4" x 10'4" plus walk in area [2.87m x 3.17m plus walk in area]

UPVC double glazed window to the rear and radiator.



BEDROOM TWO

8'0" x 8'3" [2.45m x 2.54m]

UPVC double glazed window and radiator.



BATHROOM/W.C.

8'9" x 3'4" [min] x 6'0" [max] [2.67m x 1.04m [min] x 1.85m [max]]

Low flush w.c., wash basin pedestal and panelled bath with mixer shower over, part tiled walls, laminate floor and radiator.



LOUNGE

15'9" x 10'0" [4.81m x 3.07m]

UPVC double glazed window, radiator and squared archway into modern kitchen.



KITCHEN

7'11" x 6'7" [2.43m x 2.03m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, drawers down the base units, stainless steel four ring gas hob, integrated oven and stainless steel filter hood above. Space for a fridge, plumbing for a washing machine, laminate floor, radiator and part tiled walls. UPVC double glazed window and the combination boiler is housed in here.

OUTSIDE

There are attractive communal garden areas and an allocated parking for one vehicle.

LEASEHOLD

The service charge is £900.00 [pa] and ground rent £40.00 [pa]. The remaining term of the lease

is 978 years [2023]. 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.

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.

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.