



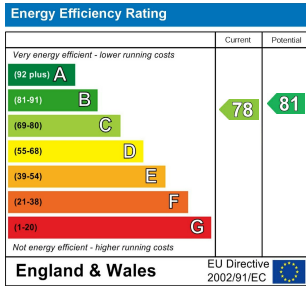
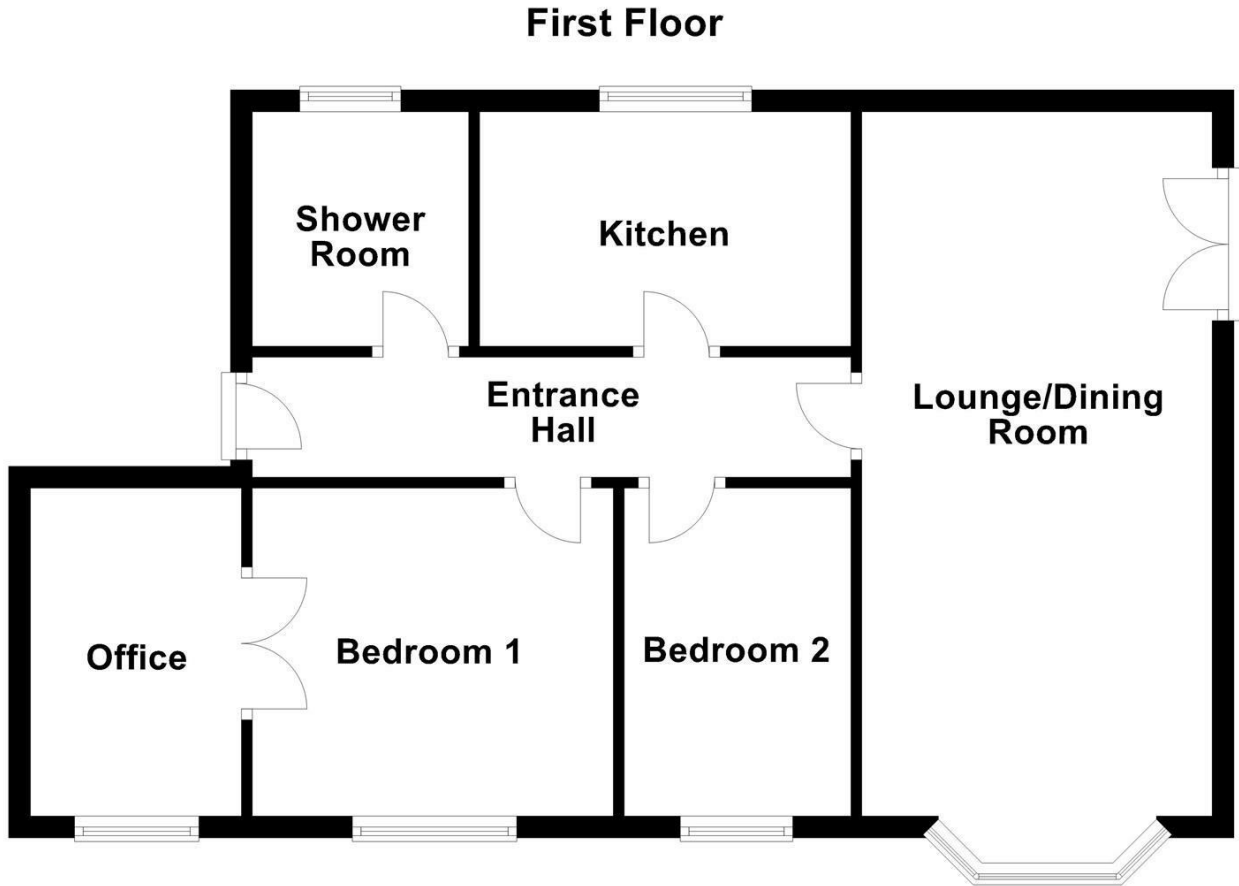
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



36 Tolson Street, Ossett, WF5 9QH
For Sale Leasehold £129,950

Enjoying a tucked away position within this modern development is this superbly appointed and deceptively spacious two bedroom first floor apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of communal entrance hall, stairs to the first floor, entrance hall, spacious lounge/diner, kitchen, two bedrooms with bedroom one having office room off and modern shower room/w.c. Outside, small communal garden areas and driveway to the side of the property providing off street parking for two vehicles.

Ossett plays host to a range of amenities including shops and schools with local bus routes nearby and market twice weekly. There is also good access to the motorway network for those looking to travel further afield.

An ideal opportunity for the first time buyer, working couple or for those looking to downsize. Offered for sale with no chain and vacant possession upon completion.



ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Entrance hall with stairs to the first floor.

ENTRANCE HALL

Laminate flooring, radiator, recess ceiling spotlights, telephone and video intercom. Door to the lounge/diner, two bedrooms, kitchen and bathroom.

SHOWER ROOM/W.C.

6'11" x 6'4" [2.13m x 1.95m]

Walk in double shower cubicle with mixer shower, fully tiled walls and floor. Low flush w.c., pedestal wash basin, UPVC double glazed frosted window to the rear, recess ceiling spotlights and heated chrome towel radiator.



BEDROOM ONE

9'5" x 9'8" [2.88m x 2.97m]

UPVC double glazed window to the front, radiator, fitted wardrobes to one side of the wall and two double wardrobes leading through to "secret" room.



OFFICE

6'5" x 7'4" [min] x 9'3" [max] [1.96m x 2.25m [min] x 2.82m [max]]

Ideal for those working from home. Fitted wardrobes to two sides of the wall, work desk, chest of drawers, radiator, recess ceiling spotlights and UPVC double glazed window to the front.



BEDROOM TWO

9'9" x 6'3" [2.98m x 1.92m]

UPVC double glazed window to the front, radiator and recess ceiling spotlights.



KITCHEN

6'11" x 11'1" [2.12m x 3.40m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, integrated oven and grill, five ring stainless steel gas hob and filter hood over. Plumbing for an automatic washing machine, integrated fridge and freezer. Tiled splash backs, drawers down the base units, integrated dishwasher and the boiler is housed here. Recess ceiling spotlights, fully tiled floor, UPVC double glazed window to the rear.



LOUNGE/DINER

10'7" x 22'6" [3.23m x 6.87m]

UPVC double glazed walk in bay window to the front, two radiators, recess ceiling spotlights and UPVC double glazed French doors to the side with Juliet style balcony.



OUTSIDE

To the right hand side there is a block paved driveway for two vehicles and lawned communal garden area to the front.

LEASEHOLD

The service charge is £420 [pa]. The remaining term of the lease is 980 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.