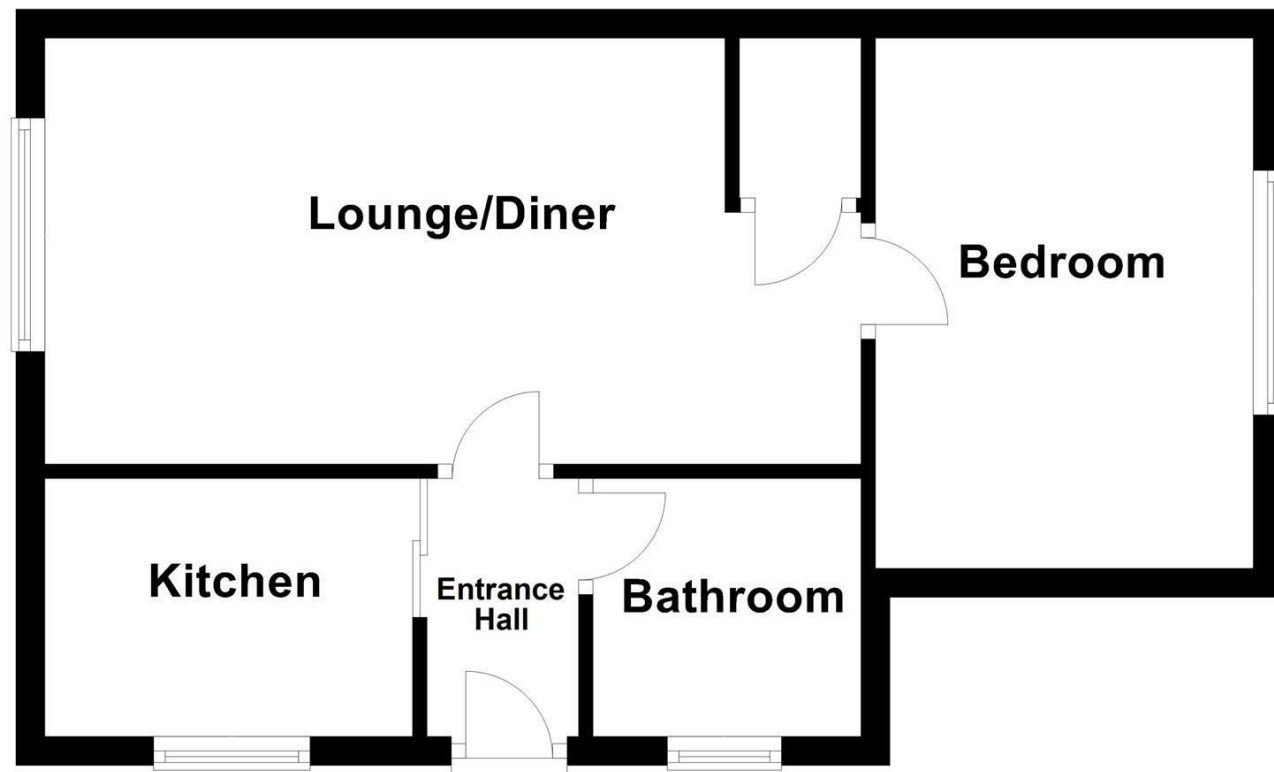


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Park Court, Ossett, WF5 0JR

For Sale Leasehold £100,000

Nestled in a cul-de-sac location in the sought after area of Ossett is this well presented one bedroom ground floor apartment benefitting from modern fitted bathroom, off road parking and rear garden.

The property briefly comprises of the entrance hall, kitchen, lounge/diner, bedroom and bathroom/w.c. Outside there are two parking spaces and a lawned garden incorporating small paved patio area, perfect for outdoor dining and entertaining with a pathway providing right of access for the neighbours. The garden is surrounded by walls and timber fencing.

The property is well placed to local amenities including shops and good schools, with local bus routes nearby. Ossett also benefits from a twice weekly market. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



Zoopa.co.uk rightmove

aria | properlymark
PROTECTED

naeo | properlymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
OF PRACTICE

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, door through to the bathroom, lounge/diner and sliding door to the kitchen.

KITCHEN

5'10" x 8'3" [1.78m x 2.52m]

Range of wall and base units with wooden work surface over, sink and drainer with mixer tap and tiled splash back. Four ring induction hob with stainless steel extractor hood above, integrated oven, space for a fridge/freezer and space for a washing machine. UPVC double glazed window to the front and opening into the lounge/diner.

BATHROOM/W.C.

6'0" x 5'8" [1.85m x 1.75m]

UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, P-shaped bath with mixer tap and overhead shower. Fully tiled walls.



LOUNGE/DINER

9'7" x 18'2" [max] x 15'7" [min] [2.94m x 5.54m [max] x 4.77m [min]]

UPVC double glazed window to the side, central heating radiator, door through to the bedroom and access to a storage cupboard.



BEDROOM

8'6" x 12'0" [2.61m x 3.66m]

UPVC double glazed window to the side and central heating radiator.



OUTSIDE

There is a separate block paved driveway providing off road parking for one vehicle and a further driveway in front of the driveway providing off road parking with a pebbled area and paved steps to the front door. The paved pathway leads round to the side where the garden is laid to lawn with a small paved patio area, perfect for outdoor dining and entertaining surrounded by walls and timber fencing. There is a pathway providing right of access for the neighbours.



LEASEHOLD

The ground rent £25.00 [pa]. The remaining term of the lease is 957 years [2024]. 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 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.