



WAKEFIELD  
01924 291 294

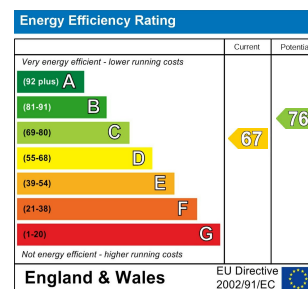
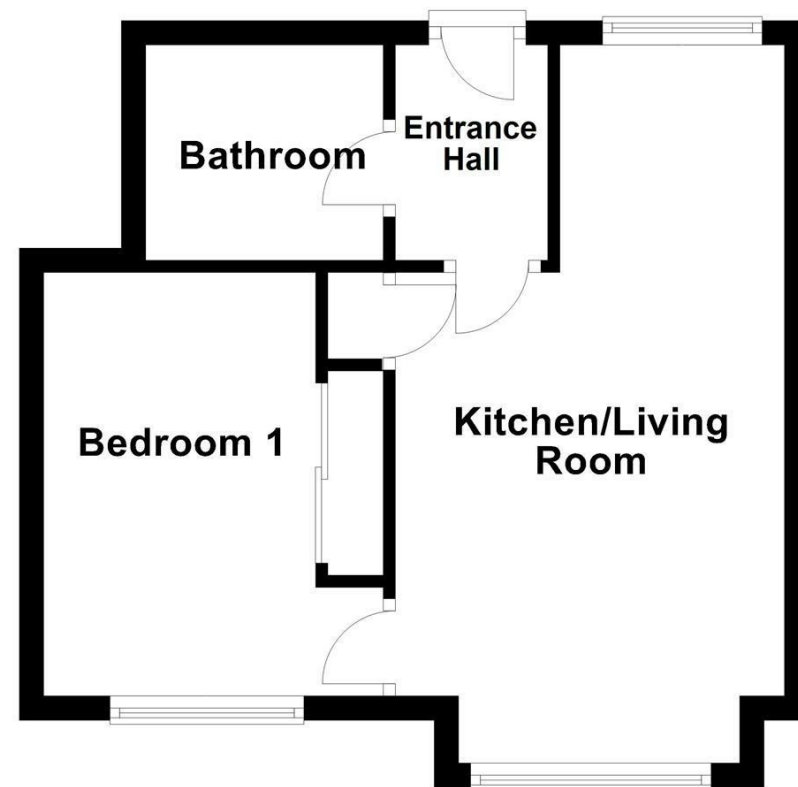
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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.



## 8 Millfields, Ossett, WF5 8HE

For Sale Leasehold £89,950

An ideal property for the first time buyer, couple or those looking to downsize or even a buy to let investor to acquire themselves a one double bedroom ground floor apartment.

With UPVC double glazing, the accommodation comprises of stable door into entrance hall with doors to the bathroom/w.c., open plan kitchen/living room and double bedroom off. Outside there are attractive lawned communal garden areas and allocated parking for one vehicle.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools with local bus routes nearby, as well as good access to the motorway network for those wishing to commute further afield.

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



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC stable door, laminate floor, doors into the open plan kitchen/living room and bathroom.

##### BATHROOM/W.C.

6'5" x 5'5" [1.96m x 1.67m]

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



##### KITCHEN/LIVING ROOM

10'1" [max] x 5'9" [min] x 19'5" [3.09m [max] x 1.77m [min] x 5.93m]

Modern fitted wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer taps, washing machine, four ring electric hob with pull out filter hood above and laminate splash back on the walls. Integrated oven and grill, integrated fridge with small freezer compartment above, tiled effect floor, UPVC double glazed window to the front. Living area has UPVC double glazed window to the rear, wall mounted storage heater, laminate floor and door to the bedroom. Door to airing cupboard.



##### BEDROOM

9'4" [max] x 7'8" [min] x 11'8" [2.87m [max] x 2.34m [min] x 3.57m]

Built in double wardrobe with sliding mirror doors, laminate floor and UPVC double glazed window to the rear.



##### OUTSIDE

Attractive lawned communal garden areas and allocated parking space for one vehicle.

##### LEASEHOLD

The service charge is £529.68 [pa] and ground rent £25.00 [pa]. The remaining term of the lease is 959 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.