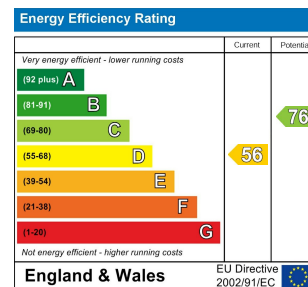
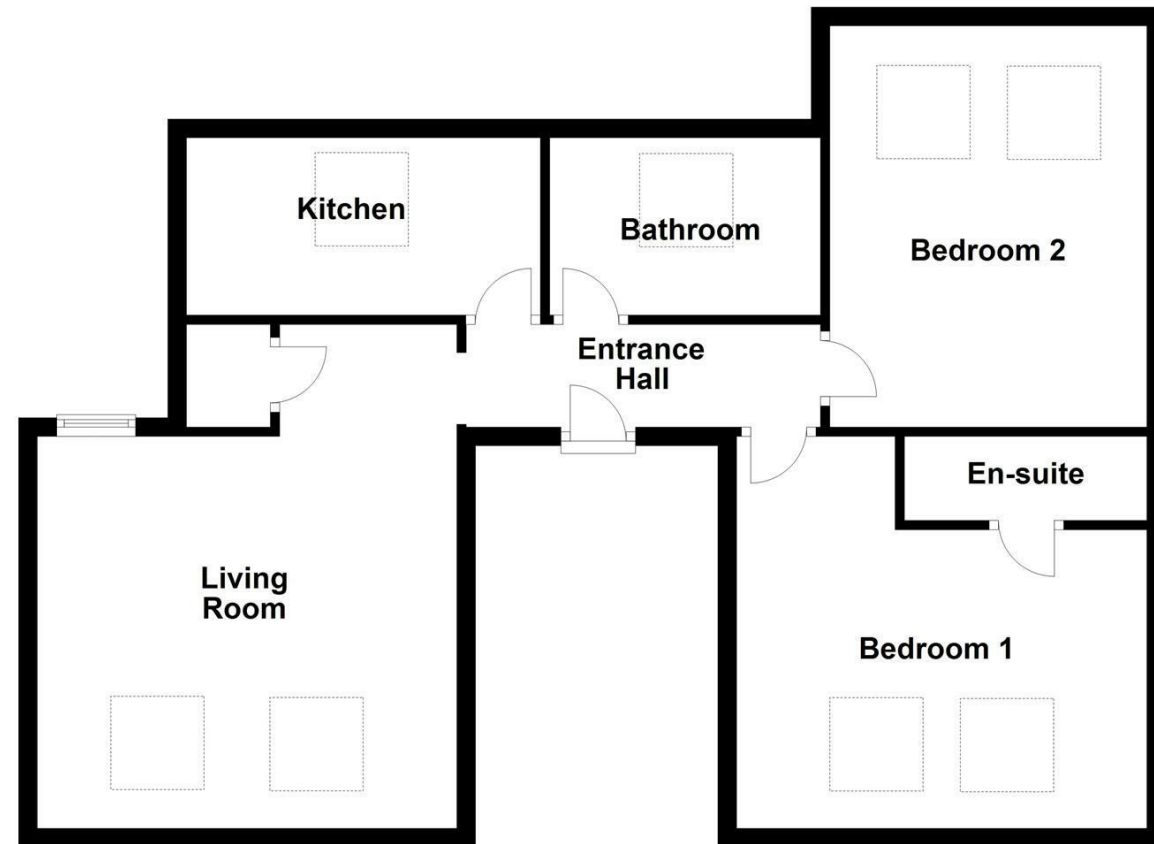


## Floor Plan



### 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 Roxbrough Court Brookdale Avenue, Ossett, WF5 9QX

For Sale Leasehold £87,000

A spacious loft-style apartment, presented to a good standard, with two double bedrooms (principal with en suite), off street parking and landscaped gardens.

A bright communal hallway with an entry intercom system provides a stylish welcome with stairs to the second floor where a private entrance hall functions as the central hub to this deceptively spacious home. The living room has a window to the rear together with two Velux roof lights enjoying fantastic views over the town. The kitchen is fitted to a good standard with modern units and integrated appliances. The main bedroom has a modern en suite shower room, and the second bedroom, which is also a good sized double room, is served by the modern main bathroom. The property has resident and visitor parking spaces together with a landscaped garden to the rear.



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#### ACCOMMODATION

##### COMMUNAL ENTRANCE HALL

Entry intercom system and stairs to the second floor.

##### PRIVATE RECEPTION HALL

Laminate flooring, entry intercom phone and loft access point.

##### LIVING ROOM

14'9" x 13'9" [4.5m x 4.2m]

Window to the rear and two Velux roof lights to the front, two electric wall heaters, eves storage cupboard and built in airing cupboard housing the pressurised hot water cylinder.



##### KITCHEN

12'5" x 7'2" max [3.8m x 2.2m max]

Fitted with a modern range of wall and base units with contrasting laminate worktops and tiled splash backs. Inset ceramic hob with filter hood over, built in oven, integrated washer/dryer, space for a tall fridge/freezer, inset stainless steel sink unit, laminate flooring, kick space heater and Velux roof light to the rear.

##### BEDROOM ONE

14'5" x 11'1" [4.4m x 3.4m]

Two Velux roof lights to the front, electric wall heater,

access to eves storage cupboard and door to en suite.



##### EN SUITE

Fitted with a white and chrome suite comprising shower cubicle, pedestal wash basin and low suite w.c. with concealed cistern. Part tiled walls, tiled floor and extractor fan.



##### BEDROOM TWO

14'1" x 11'1" [4.3m x 3.4m]

Electric wall heater, two Velux roof lights to the rear and door to eves storage area.

##### BATHROOM/W.C.

Fitted with a modern white and chrome three piece suite comprising bath with mixer shower over, pedestal wash basin and low suite w.c. Inset ceiling spotlights, white ladder-style towel rail, electric shaver point and Velux window to the rear. Ceramic tiled walls and large eves storage cupboard.



##### OUTSIDE

The property has resident and visitor parking spaces together with a landscaped garden to the rear.

##### LEASEHOLD

The service charge is £600.00 [pa] and ground rent £100.00 [pa]. The remaining term of the lease is 133 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 B.

##### 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.