



**£120,000**

**TENURE : LEASEHOLD**

**Moorcroft, Ossett, WF5**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Top floor (Fourth-floor) apartment with secure communal entrance**

**Kitchen with a range of storage**

**Spacious and well-presented throughout**

**Bright lounge with Juliet balcony**

**Two good-sized bedrooms**

**UPVC double glazed windows**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
**info@movenowproperties.com |**

**01924 249349**

**MoveNow  
Properties**

**Website: <https://movenowproperties.com>**

MoveNowProperties proudly present this spacious two-bedroom, top floor apartment, ideally positioned within a modern and highly sought-after development in Ossett. Offering a living room and separate kitchen, excellent natural light, communal gardens and dedicated parking, this property is perfect for first-time buyers, couples, or investors.

### Full Description

Situated within a modern development in a popular part of Ossett, this spacious and two-bedroom fourth-floor apartment offers comfortable living with UPVC double glazing and gas central heating throughout. Ossett is well-regarded for its excellent amenities, schools, and convenient access to bus routes and the motorway network, making this an ideal location for commuters.

A viewing is highly recommended to fully appreciate the space and presentation on offer.

### Accommodation

#### Communal Entrance Hall

A secure communal entrance with stairs leading up to the upper floors.

#### Entrance Hall

A welcoming hallway providing access to all rooms. Featuring a radiator, loft access, and telephone intercom system, offering both practicality and convenience.

#### Lounge

**Measurements: 15'9" x 10'0" (4.82m x 3.06m)**

A bright and spacious living area with UPVC double glazed French doors opening to a Juliet-style balcony, allowing plenty of natural light. Radiator and open squared archway leading directly into the kitchen, creating a sociable open-plan feel.

#### Kitchen

**Measurements: 6'8" x 7'11" (2.04m x 2.43m)**

Fitted with a range of wall and base units. Includes stainless steel sink with mixer tap, four-ring gas hob, integrated oven and grill, stainless steel extractor hood, and mosaic tile splashbacks. With space for a fridge, plumbing for a washing machine, tiled-effect floor, UPVC double glazed window to the front, radiator, and the central heating boiler neatly housed within the units.

#### Bathroom/W.C.

**Measurements: 8'10" x 6'1" max (2.7m x 1.87m max)**

A well-proportioned bathroom fitted with a white three-piece suite comprising panelled bath with mixer shower over head, pedestal wash basin, and low flush W.C. Finished with part-tiled walls and a radiator.

#### Bedroom One

**Measurements: 8'0" x 8'3" (2.46m x 2.54m)**

A comfortable double bedroom with UPVC double glazed window to the front and radiator.

#### Bedroom Two

**Measurements: 8'0" x 8'3" (2.46m x 2.54m)**

Ideal as a second bedroom, nursery, home office, or guest room. Featuring a UPVC double glazed window to the side and radiator.

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## Outside

Well-maintained communal lawned garden areas, providing pleasant outdoor space for residents to enjoy. Dedicated parking space and visitors parking.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Leasehold

999 years from 1 January 2002 – Approx 975 years remaining

Annual Service charge and ground rent £1050 pa

Council Tax Band A

Property Type: Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, allocated parking and visitors parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

## 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

For further information or to arrange a viewing please contact our offices directly.

## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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## Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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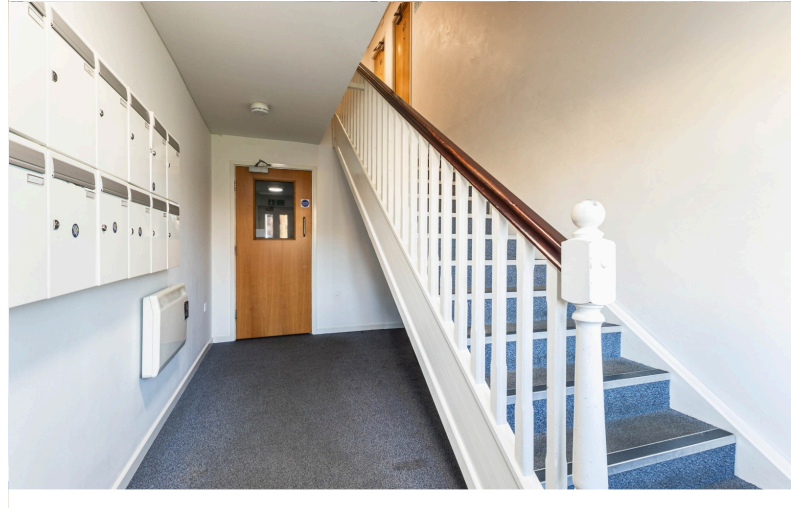






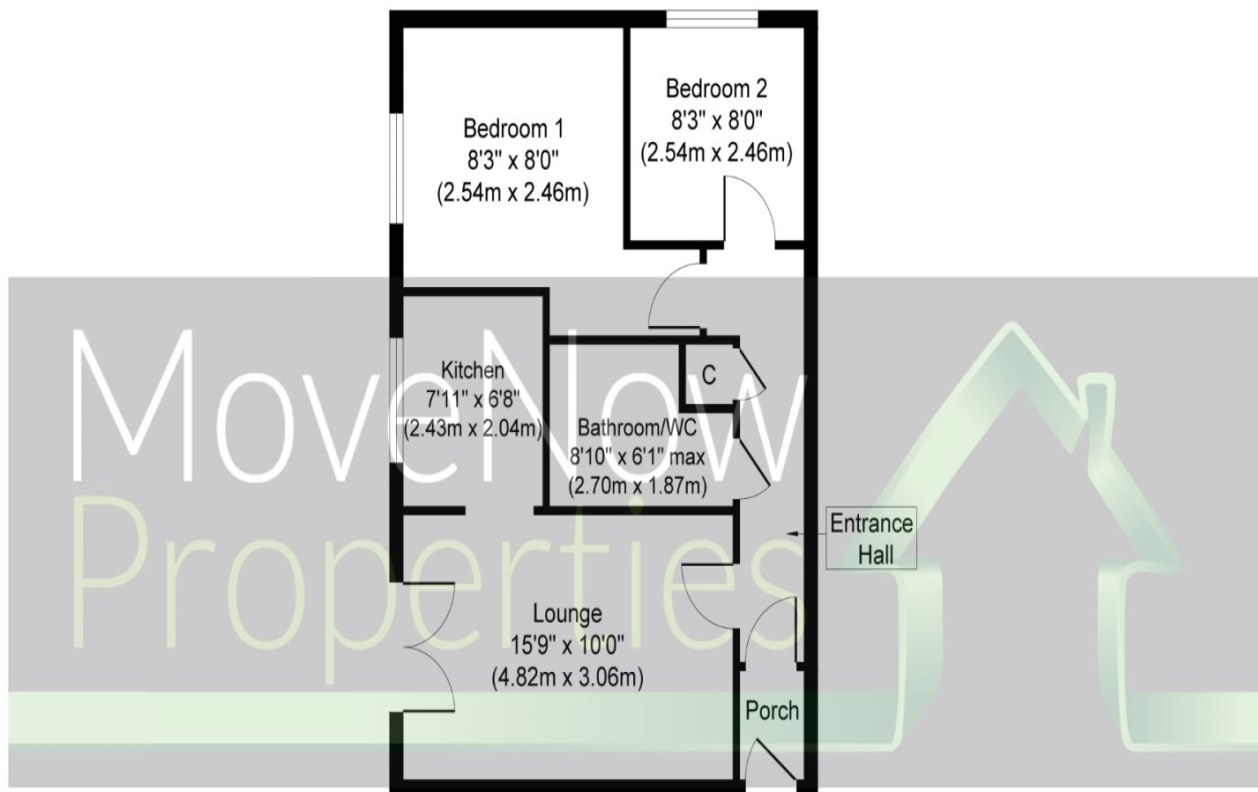












**Fourth Floor**  
**Approximate Floor Area**  
**548 sq. ft**  
**(50.92 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Address: Moorcroft, Wakefield, WF5

