



ASKING PRICE

**£130,000**

**Sanford Court**

Ossett, WF5 8AT



**HODSONS**

A well-appointed two-bedroom ground floor apartment, offered for sale with no onward chain, located in the heart of Ossett – a vibrant market town with excellent amenities and commuter links.

Situated within a modern, purpose-built development, this spacious apartment presents an ideal opportunity for first-time buyers, downsizers, or investors alike. The accommodation is thoughtfully laid out and features a welcoming entrance hall, a bright and airy open-plan living space incorporating a contemporary kitchen with integrated appliances, and a generous lounge/dining area – perfect for both relaxing and entertaining.

There are two good-sized bedrooms( both with fitted wardrobes including a well-proportioned master with a private en suite shower room, in addition to a separate modern bathroom with a clean, neutral finish. The property also benefits from a designated parking space and well-maintained communal areas.

Positioned on the ground floor, this apartment offers convenient and low-maintenance lifestyle. Being offered with no onward chain, the property is ready for immediate occupation.

Ossett is a popular and well-connected market town enjoying a welcoming community feel while offering all the conveniences of modern living. The town centre provides a great selection of independent shops, supermarkets, cafés, pubs, and eateries, as well as regular markets and local events.

For commuters, Ossett is ideally located just minutes from Junction 40 of the M1 motorway, offering quick access to Wakefield, Leeds, and further afield. Nearby bus routes and rail links from Dewsbury and Wakefield stations enhance its connectivity even further.

2

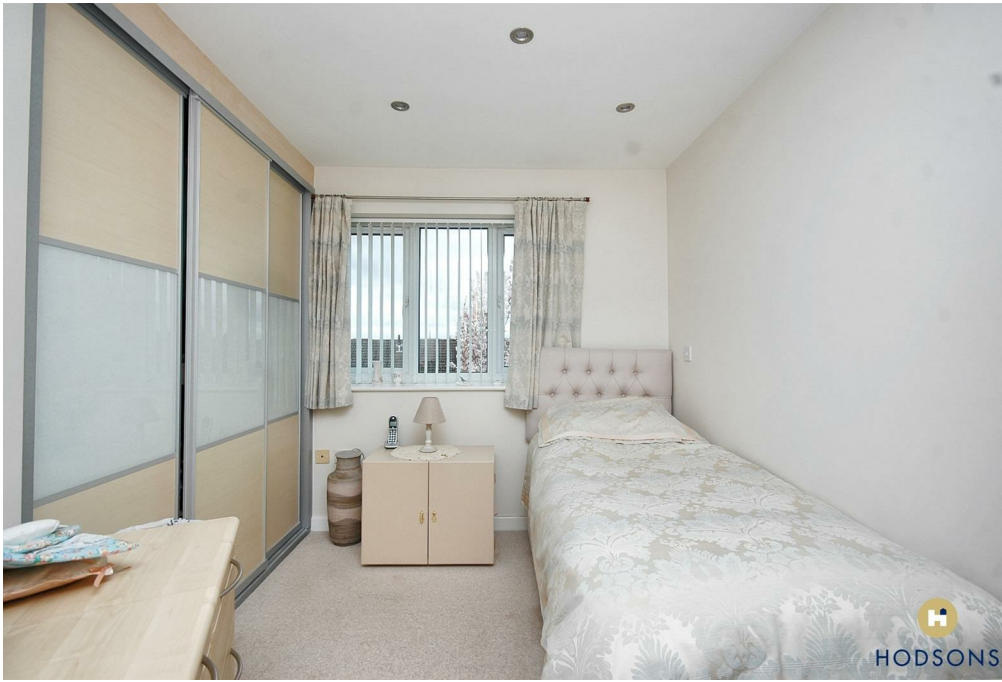


2



1





## LOCAL AUTHORITY

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

### OFFICE DETAILS

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk