Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



59 Pildacre Lane, Ossett, WF5 8QB

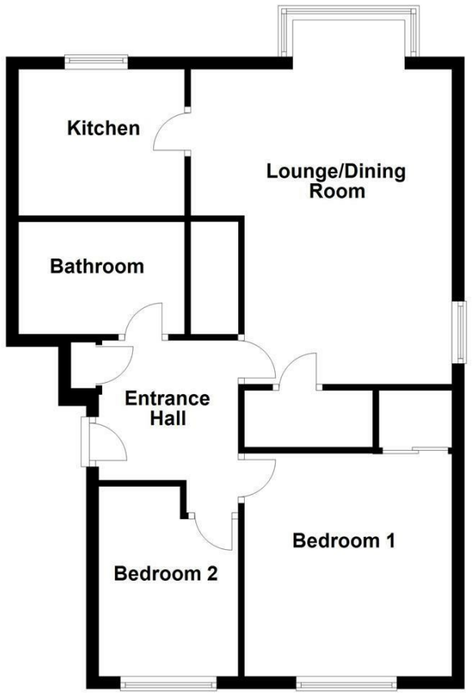
For Sale Leasehold O.I.R.O £125,000

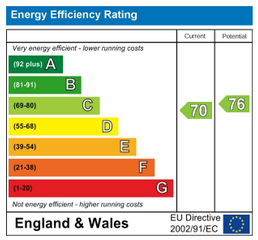
An excellent opportunity for first time buyers, professional couples or investors to acquire this well presented two bedroom top floor apartment, enjoying far reaching countryside views towards Emley Moor.

Benefitting from gas central heating and UPVC double glazing throughout, the accommodation briefly comprises a communal entrance with staircase leading to the top floor, a private entrance hall, spacious lounge diner, fitted kitchen, two well proportioned bedrooms and a bathroom. Externally, the property enjoys well maintained communal garden areas and pleasant surroundings.

The property is conveniently positioned for a range of local amenities including shops, schools and regular bus services, whilst also offering excellent access to the motorway network for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the accommodation, setting and views on offer.





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.



ACCOMMODATION

HALLWAY
Access to two bedrooms, bathroom and living room.

LIVING ROOM
16'6" x 13'9" (max) (5.04m x 4.21m (max))
UPVC box double glazed window to the front elevation offering beautiful far reaching views of surrounding countryside, central heating radiator, built in storage cupboard and door leading through to the kitchen.



KITCHEN
8'9" x 7'8" (2.67m x 2.36m)
Fitted kitchen with an array of wall and base units for storage with black laminate work tops, stainless steel sink and drainer unit with hot/cold tap, space for a fridge freezer, space for a washing machine, integrated electric hob with integrated oven and cooker hood with tiled splash back. UPVC double glazed window to the front elevation and the boiler is housed within the kitchen.

BEDROOM ONE
11'8" x 10'11" (3.58m x 3.35m)
UPVC double glazed window to the front elevation, central heating radiator and built in wardrobe with sliding mirror doors.



BEDROOM TWO
10'1" x 7'4" (3.08m x 2.24m)
UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.
8'7" x 5'10" (2.64m x 1.79m)
Three piece suite comprising wall mounted electric shower over the bath, vanity wash hand basin unit with hot/cold tap and low flush w.c., Central heating radiator, fully tiled walls and extractor fan.



OUTSIDE
Private parking and communal lawned area.

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.

LEASEHOLD
The service charge is £127.21 (pa) and ground rent £120 (pa). The remaining term of the lease is 92 years (2026). A copy of the lease is held on our file at the Ossett office.