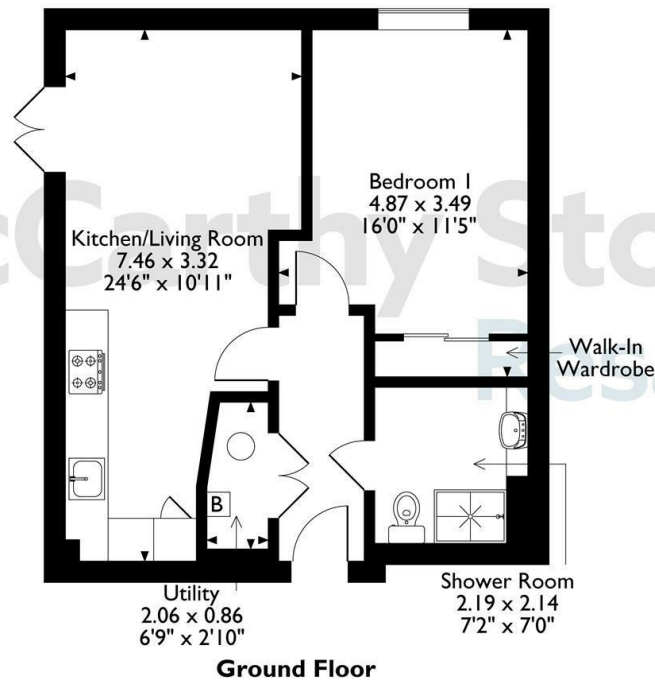


2 Whitaker Grange, New Street, Ossett  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



**Ground Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</b>
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

## 2 Whitaker Grange

New Street, Ossett, WF5 8BT

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £249,999 Leasehold**

A beautifully presented one bedroom, ground floor retirement apartment that is situated close to the restaurant that serves hot meals daily. This open plan apartment benefits from a peaceful patio area overlooking the communal grounds.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544



# Whitaker Grange New Street, Ossett

1 Bed | £249,999

PRICE  
REDUCED

## Summary

Our development of retirement properties in Ossett is only a couple of minutes from the town's centre, where you'll find a range of shops, boutiques and restaurants that are the perfect place to spend an afternoon. Elsewhere in the town centre, you'll find a range of banks, a couple of supermarkets, a pharmacy and a medical practice. If you fancy a tippie, then Ossett is also home to two breweries.

Exclusively for the over 70s, Whitaker Grange offers apartments designed to make life easier, with the reassurance that staff are on-site 24 hours a day. With a range of domestic and support services on hand when you need it, and a bistro style restaurant serving hot or cold lunches every day, this really is life made easy.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, homeowners lounge with kitchen facilities and other communal areas.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors leading to the lounge, bedroom, shower room and also the walk-in storage cupboard/airing cupboard.

Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## Lounge

A bright spacious open plan lounge with the benefit of French doors opening onto a beautiful and peaceful patio area, with some space for outdoors furniture. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

## Kitchen

Stylish fitted kitchen with a range of modern cream low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splash back. UPVC double glazed window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

A good sized double bedroom with a door leading to a walk-in wardrobe housing shelving and hanging rails, with a South Easterly facing aspect the bedroom window allows in plenty of light. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## Shower Room

Fully tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

## Car Parking

Please contact resales for availability.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £11,198.72 for financial year ending 28/02/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold Information

Lease: 999 years from 01/01/2023

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

