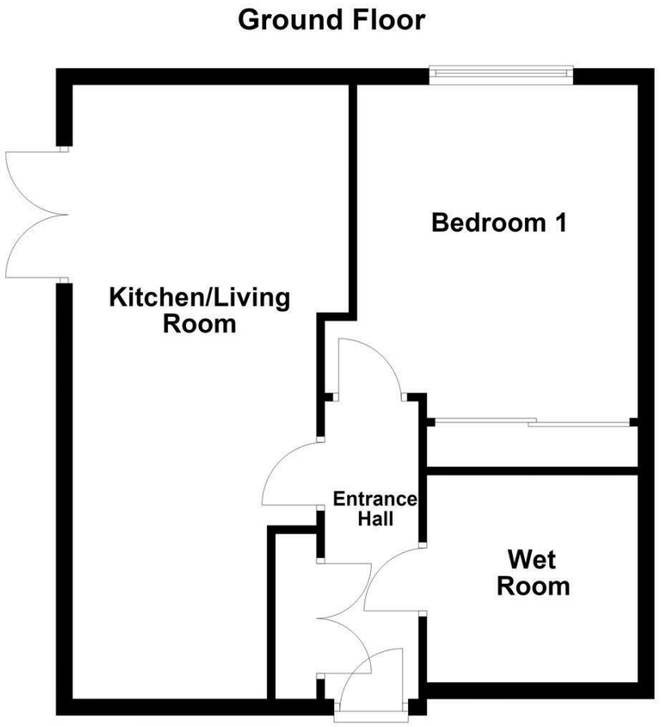
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





2 Whitaker Grange New Street, Ossett, WF5 8BT

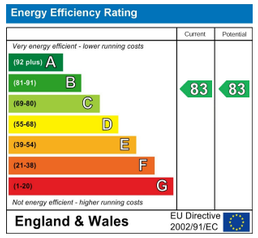
For Sale Leasehold Offers In The Region Of £245,000

Superbly appointed throughout is this attractive one bedroom ground floor retirement apartment, originally constructed by McCarthy & Stone and conveniently situated just a stone's throw from Ossett town centre. Exclusively designed for the over 70s, the development offers the reassurance of on site staff available 24 hours a day, together with a range of domestic and support services. Residents also benefit from access to an on-site bistro-style restaurant serving a selection of hot and cold lunches, providing a welcoming and sociable environment within the development.

The accommodation briefly comprises a communal entrance hallway, private entrance hall with useful storage and airing cupboard, contemporary open plan kitchen/living room, double bedroom with fitted wardrobes and a modern wet room. The apartment also benefits from an intercom entry system, emergency help button, electric heating and access to attractive communal garden areas. French doors from the open plan living space open onto a small terrace area, providing a pleasant outdoor seating space.

Ossett is a popular and convenient location, with a good selection of shops, cafés, amenities and public transport links nearby. Ossett town centre is only a short distance away and hosts a twice-weekly market, while the property is also well placed for access to the motorway network.

Offered for sale with no onward chain and vacant possession, this appealing apartment represents an excellent lifestyle opportunity for those looking to downsize while retaining independence within a supportive development. An early viewing is highly recommended.



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

ENTRANCE HALL

Private entrance door leading into the entrance hall. Wall mounted electric panel heater, recessed spotlights, telephone intercom and emergency help button. Built in storage and airing cupboard with space and plumbing for a washing machine. Doors provide access to the open plan kitchen/living room, double bedroom and wet room.

OPEN PLAN KITCHEN/LIVING ROOM

24'6" x 10'11" (max) x 6'8" (min) (7.47m x 3.34m (max) x 2.05m (min))

Spacious open plan living area with UPVC double glazed French doors opening to the side and onto a small terrace seating area. Wall mounted electric panel heater and recessed spotlights. The kitchen area is fitted with a contemporary range of wall and base units with laminate work surfaces over, incorporating a sink and drainer. Integrated combination oven/grill, four ring electric hob with stainless steel extractor hood above and integrated fridge and freezer. Oak effect flooring to the kitchen area.





BEDROOM

13'10" x 11'5" (max) x 9'11" (min) (4.24m x 3.49m (max) x 3.03m (min))

Floor-to-ceiling UPVC double glazed window overlooking the front elevation, wall mounted electric panel heater and built-in wardrobes with mirrored sliding doors. Television point.





WET ROOM

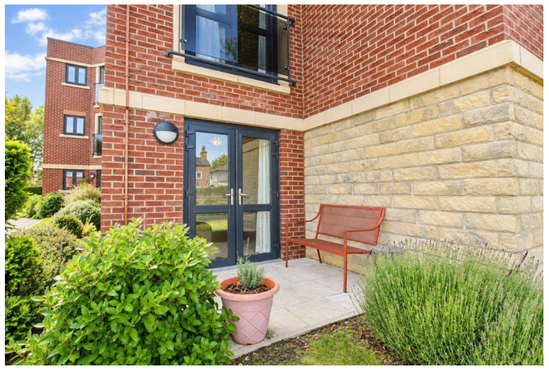
7'0" x 7'2" (2.14m x 2.19m)

Contemporary wet room comprising shower area with mixer shower, concealed cistern low flush W.C. and wash basin set within fitted vanity cupboards. Fully tiled flooring, full tiling to the shower area and chrome heated towel radiator.



OUTSIDE

The development benefits from attractive communal garden areas for residents to enjoy. The apartment itself also benefits from a small ground floor terrace area accessed directly from the French doors in the open plan kitchen/living room.



LEASEHOLD

The service charge is approximately £11,198.72 (pa). The remaining term of the lease is 997 years (2026). 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 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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.