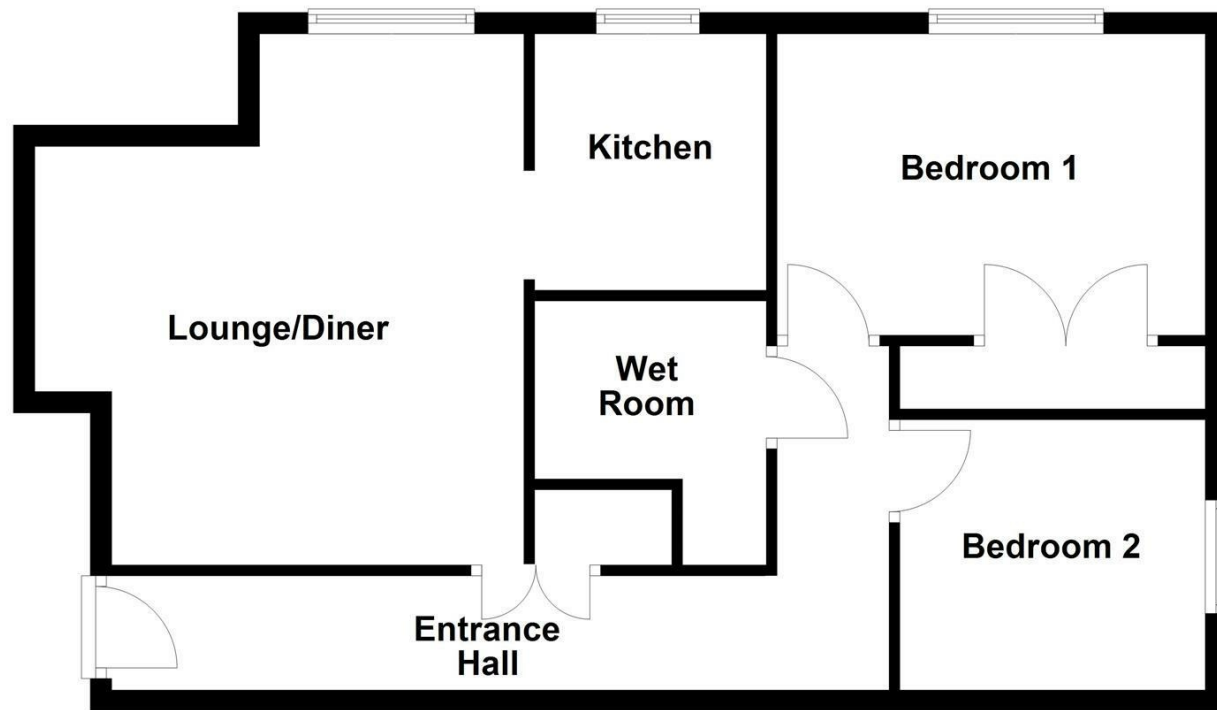




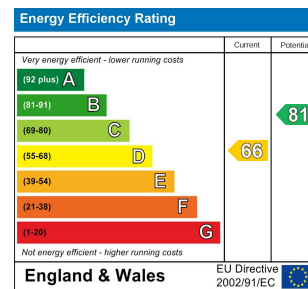
**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

### Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)



#### 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.



## 22 Constable Drive, Ossett, WF5 8DH

For Sale Leasehold £128,000

A fantastic opportunity to acquire this well presented two bedroom ground floor apartment, benefitting from an allocated parking space within the communal car park and well proportioned accommodation throughout.

The property is accessed via a secure communal entrance lobby with an intercom entry system. Internally, the apartment comprises an entrance hall with doors leading to a spacious lounge diner, which enjoys a feature bay window and opens into the modern fitted kitchen. There are two well proportioned double bedrooms, with the principal bedroom benefitting from a built in double wardrobe, together with a contemporary three piece wet room. A useful double storage cupboard houses the airing cupboard and provides excellent shelving and storage space. Externally, the development enjoys well maintained communal gardens and an allocated parking space within the residents' car park.

The property is conveniently positioned close to a range of local amenities and well regarded schools within the sought after market town of Ossett. Regular bus services provide access to Wakefield city centre and surrounding areas, whilst the M1 motorway network is only a short distance away, making it ideal for commuters travelling further afield.

This property is ideally suited to first time buyers, professional couples, investors or those looking to downsize. Only a full internal inspection will fully appreciate the accommodation, setting and convenience this quality apartment has to offer. Offered for sale with no chain and vacant possession, an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

A solid wooden fire door leads into the entrance hall, which benefits from a wall mounted electric heater, a useful double door storage cupboard with fitted shelving and doors providing access to the lounge diner, wet room and two double bedrooms.

### LOUNGE/DINER

17'9" x 12'7" [5.42m x 3.86m]

A spacious reception room with a UPVC double glazed window overlooking the front aspect, wall mounted electric heater and an archway leading through to the kitchen.



### KITCHEN

7'2" x 8'1" [2.19m x 2.48m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for an undercounter appliance, integrated oven and grill with four ring ceramic hob and cooker hood above, and space for a freestanding fridge freezer. There is also a UPVC double glazed window overlooking the rear aspect with timber shutters and a kickboard heater.



### WET ROOM/W.C.

7'1" x 9'2" [2.16m x 2.81m]

Comprising a three piece suite including a low flush W.C., wall mounted wash basin with mixer tap and electric shower with shower curtain. The room benefits from fully tiled walls, a wet room floor, chrome ladder style radiator and a UPVC double glazed window with inset chrome strips.



### BEDROOM ONE

9'2" x 9'5" [2.81m x 2.89m]

UPVC double glazed window overlooking the rear aspect, wall mounted electric heater and double door built-in wardrobe.



### BEDROOM TWO

9'3" x 8'3" [2.83m x 2.53m]

UPVC double glazed window overlooking the side aspect and a wall mounted electric heater.



### OUTSIDE

The property is accessed via a secure communal entrance door with intercom entry system and benefits from an allocated parking space within the communal car park. Surrounding the development are beautifully maintained and landscaped communal gardens.

### LEASEHOLD

The service charge is £1,421.88 [pa] and ground rent £231.54 [pa]. The remaining term of the lease is 102 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 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.