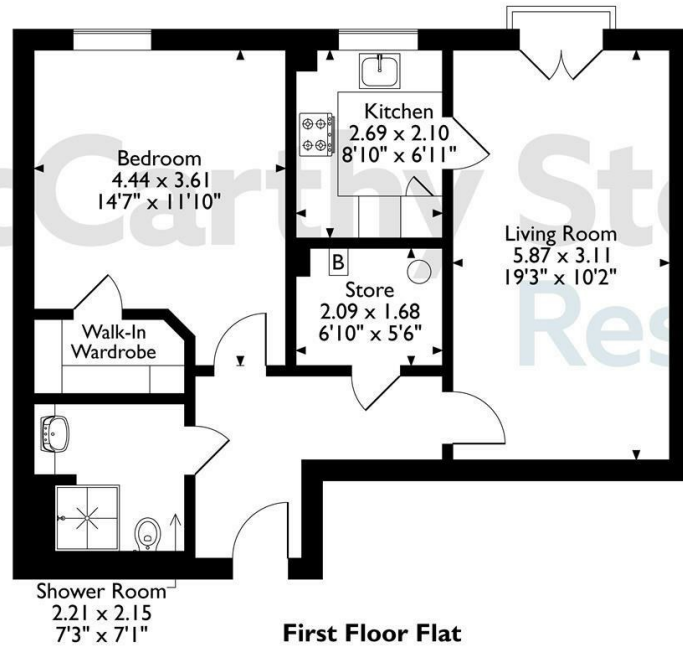
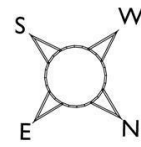


51 Whitaker Grange, New Street, Ossett  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



**First Floor Flat**

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>	<b>85</b>	<b>85</b>
(69-80) <b>C</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	

**51 Whitaker Grange**  
New Street, Ossett, WF5 8BT



**Asking price £259,999 Leasehold**

A bright and spacious one bedroom retirement apartment, situated on the first floor. Positioned adjacent to the lift lobby. This apartment includes one allocated car parking space. Retirement Living Plus development with ON-SITE BISTRO, 24hr CARE TEAM and BESPOKE CARE PACKAGES AVAILABLE. CLOSE to LOCAL AMENITIES and OSSETT town Centre.

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

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Whitaker Grange New Street, Ossett

1 bed | £259,999

## Summary

Whitaker Grange is a friendly Retirement Living PLUS community offering one and two bedroom retirement apartments for the over 70s. All offer access to optional assisted living services and stylish shared facilities like a sociable bistro, hobby room, library room, lounge and a landscaped garden with seating.

Our development 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 tittle, then Ossett is also home to two breweries.

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 plus the option of tailored personal care should you need it. An onsite bistro style restaurant serving hot or cold lunches every day, this really is life made easy.

As well as the reassurance of 24-hour staffing, all our apartments have the latest safety and security features built in. Homes are warm and energy efficient—which means cheaper living costs too. And they cleverly, and seamlessly, incorporate adaptations to make life easier as you get older.

## 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, shower room and 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 generously sized lounge enjoying a south-westerly aspect through the French doors with Juliet balcony. There is also ample space for a dining table and chairs. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A wooden door leads into the kitchen.

## Kitchen

Fully fitted kitchen with a range of white wall and base level units and drawers with a roll top work surface. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge and freezer. Stainless steel sink with mono lever tap, drainer and splash back and under pelmet lighting.

## Master Bedroom

A large double bedroom with a westerly aspect windows and dressing area and a walk-in wardrobe housing shelving and hanging rails. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## Shower Room

Partially tiled with anti-slip flooring and fitted with modern suite comprising of a level access shower, WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

## Car Parking

Car parking space included within the price.

## 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 service charge is £11,023.39 to the financial year ending 28/02/2026, 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 2017

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

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information speak with our Property Consultant today.

