



# HODSONS

**£122,000**  
**Moorcroft**  
Ossett, WF5 9JL

## PROPERTY SUMMARY

A modern, purpose-built first floor apartment, ideal for first time buyers, professional couple or indeed downsizers. The property offers well-presented two bedroom accommodation, including an en suite shower room, fitted kitchen and allocated parking, situated in a popular residential location within Ossett.

2



2



1











## LOCAL AUTHORITY

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

## OFFICE DETAILS

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk