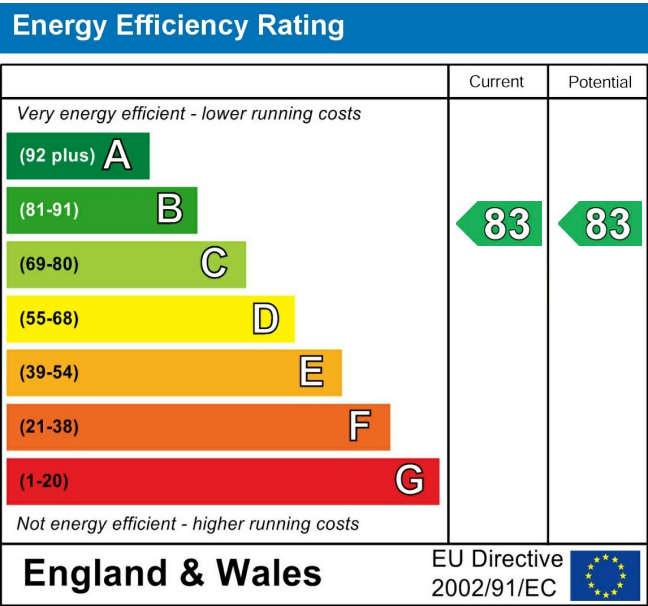
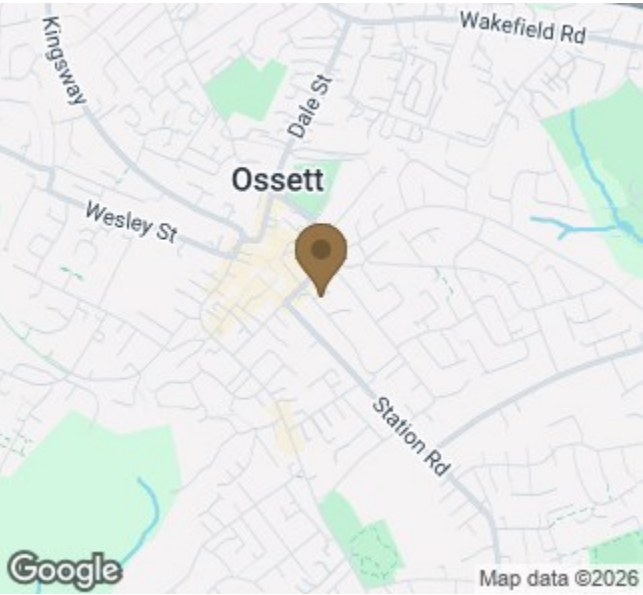
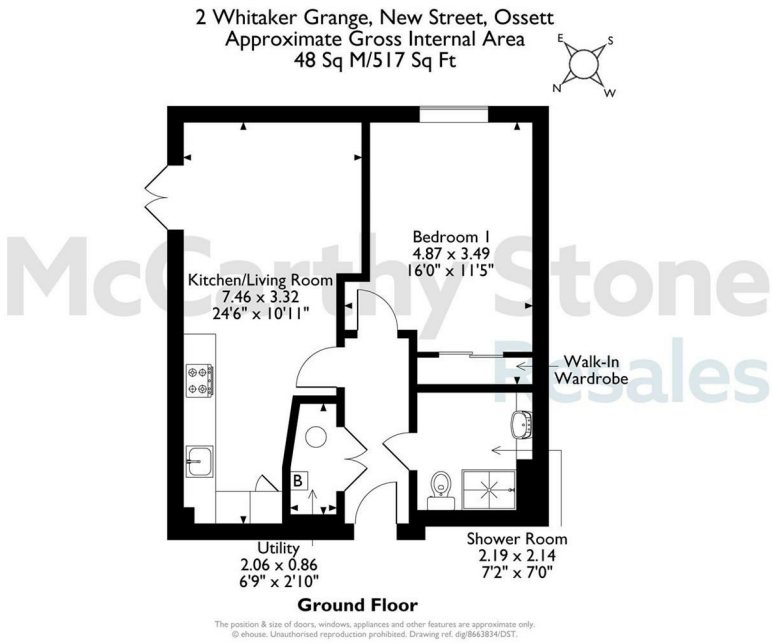




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Registered in England and Wales No. 10716544



2 Whitaker Grange

New Street, Ossett, WF5 8BT

1 1 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Whitaker Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

**Offers in the region of
£245,000 Leasehold**

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge
- Guest suite & Laundry Room
- Table service restaurant
- Lift to all floors
- Communal Gardens
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Estates Manager & YourLife team
- 24-Hour emergency call system
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

2 Whitaker Grange, Ossett

 1 |  1 | Offers in the region of £245,000

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 tipple, 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

