



WAKEFIELD  
01924 291 294

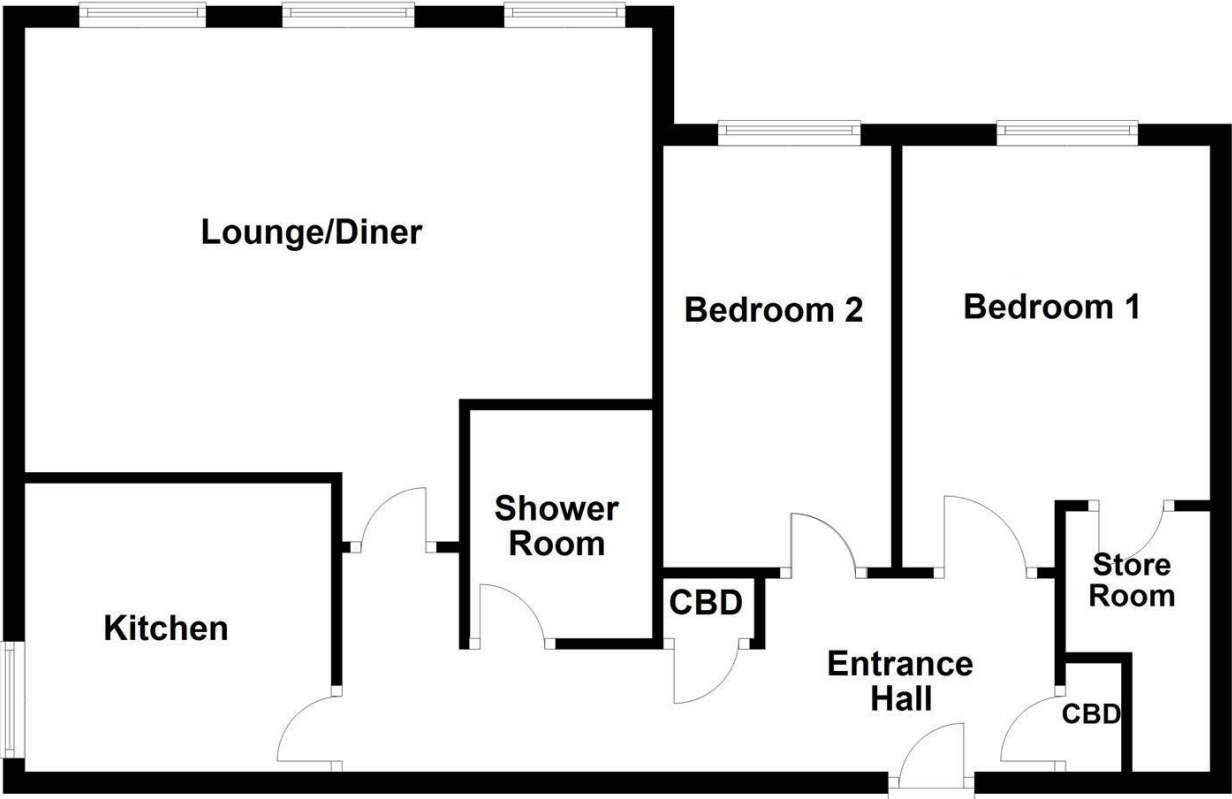
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**First Floor**



**15 Prospect Place, New Street, Ossett, WF5 8BP**

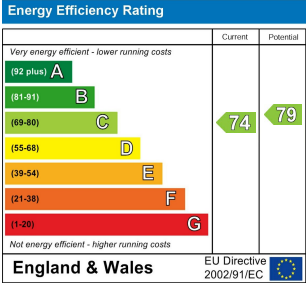
**For Sale Leasehold Offers Around £175,000**

Situated in a popular part of Ossett is this deceptively spacious and well appointed two bedroom first floor apartment benefitting from UPVC double glazing and gas central heating radiator.

The accommodation fully comprises of communal hallway with stairs and lift to the first floor with entrance hall, modern kitchen, spacious lounge/diner, two bedrooms and modern shower room. Outside there are attractive lawned communal garden areas and off street parking is available.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal property for those looking to downsize and an early viewing comes 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\*

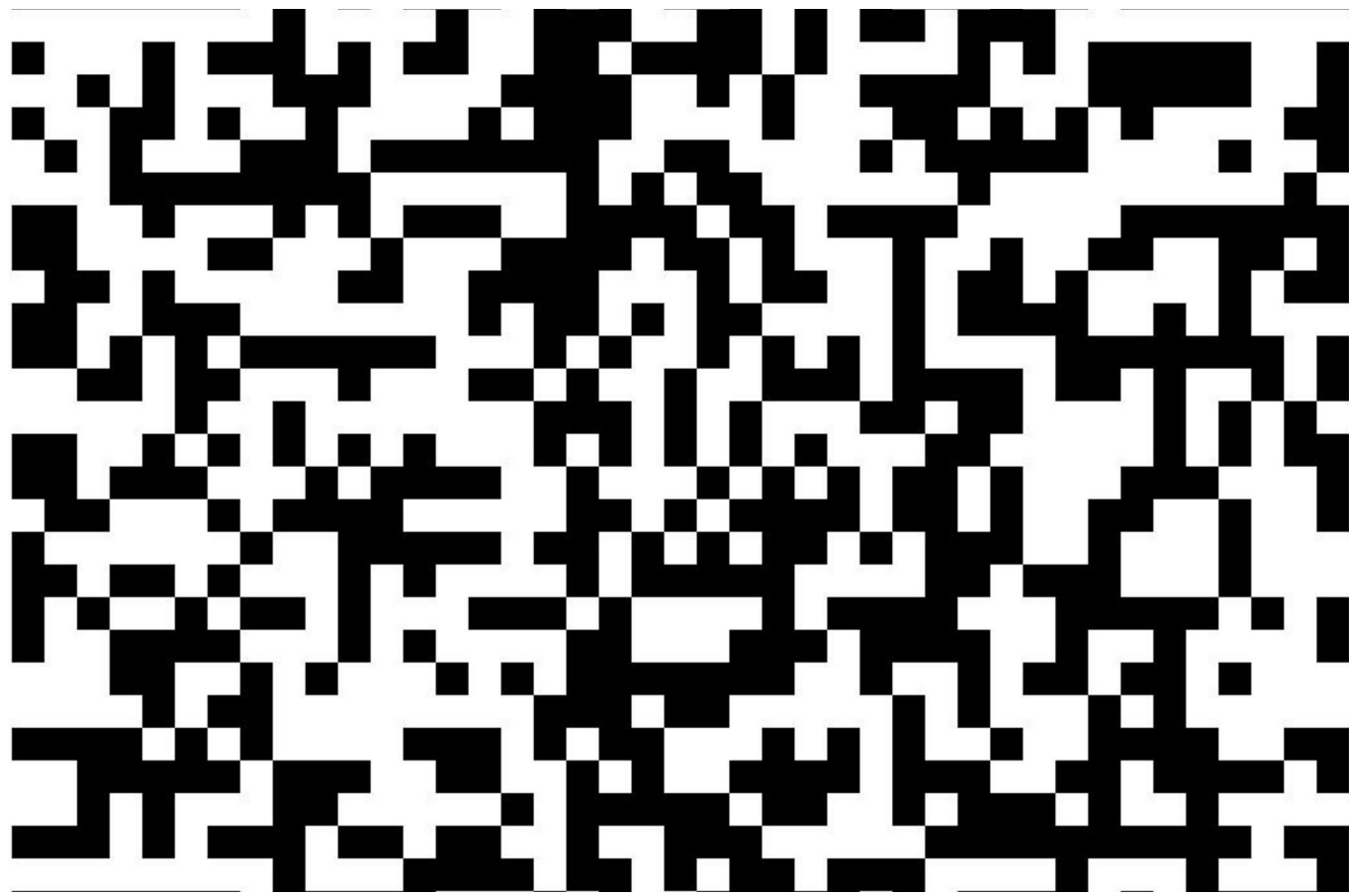
Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*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.



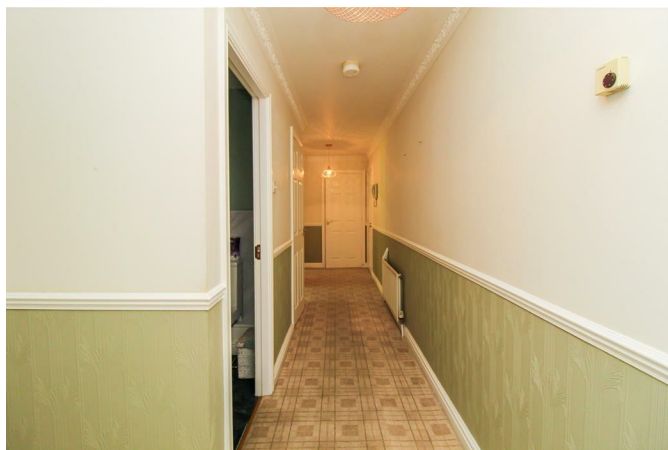
## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Stairs and lift access to the first floor.

### ENTRANCE HALL

Entrance door, telephone intercom, radiator, detailed coving to the ceiling and doors to cloaks cupboard, store cupboard, two bedrooms, shower room, kitchen and lounge/diner.



### KITCHEN

7'11" x 9'4" [2.43m x 2.85m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, four ring electric hob, integrated oven and grill. Plumbing for a washing machine, space for fridge/freezer, radiator, laminate flooring and UPVC double glazed window to the side.

### LOUNGE/DINER

13'6" [max] x 10'2" [min] x 18'11" [4.14m [max] x 3.12m [min] x 5.78m]

UPVC double glazed windows to the front, two radiators, electric fire with marble surround and detailed coving to the ceiling.



### SHOWER ROOM/W.C.

6'8" x 5'7" [2.05m x 1.72m]

Modern three piece suite comprising low flush w.c., pedestal wash basin and double shower cubicle with mixer tap. Heated towel radiator and tiled effect floor.



### BEDROOM TWO

12'0" x 6'10" [3.68m x 2.10m]

UPVC double glazed window to the front, radiator and fitted wardrobes to one side of the wall.



### BEDROOM ONE

12'2" x 5'0" [min] x 9'5" [max] [3.71m x 1.54m [min] x 2.89m [max]]

UPVC double glazed window to the front, radiator and door to the store room with heated towel radiator.



### OUTSIDE

There are attractive communal garden areas and off street parking.

### LEASEHOLD

Both the management and service charge are £169.17 [pcm]. The remaining term of the lease is 971 years [2025]. 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 C.

### 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.

### PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes

- Evidence of title
- Standard searches [regulated local authority, water & drainage & environmental]
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.