



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



30 Constable Drive, Ossett, WF5 8DH

For Sale Leasehold £120,000

Situated within a pleasant cul de sac on a sought after modern development is this well presented two bedroom first floor apartment. Offering well proportioned accommodation throughout, the property benefits from two generous bedrooms, a spacious open plan lounge diner, separate fitted kitchen and allocated off road parking, making it an ideal purchase for first time buyers, professional couples or investors alike.

The accommodation briefly comprises a communal entrance foyer with access to the apartment, an entrance hall, spacious lounge diner, separate kitchen, two well proportioned bedrooms and a modern bathroom. The principal bedroom benefits from a useful built in storage cupboard, whilst the entrance hall also features a double storage cupboard housing the hot water tank. Externally, the development enjoys well maintained communal grounds incorporating lawned areas, pathways and mature shrubbery, together with an allocated parking space for one vehicle.

Ossett remains a highly desirable location, offering a wide range of local amenities including shops, cafés, restaurants and well regarded schools, many of which are within walking distance. Regular bus routes serve the area, whilst neighbouring Wakefield provides railway stations with direct links to Leeds, Manchester and London. The M1 motorway network is also easily accessible, making the property particularly attractive to commuters.

Only a full internal inspection will fully appreciate the space, convenience and lifestyle opportunity this excellent apartment has to offer. An early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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ACCOMMODATION

ENTRANCE HALL

21'10" x 10'6" (6.67m x 3.22m)

Timber framed entrance door leading into the entrance hall. Doors providing access to the lounge diner, both bedrooms, bathroom and a double storage cupboard housing the hot water tank.

BEDROOM ONE

9'7" x 9'3" (2.94m x 2.82m)

Double built-in storage cupboard, wall mounted electric heater and UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO

9'4" x 8'3" (2.86m x 2.53m)

UPVC double glazed window to the side elevation and wall mounted electric heater.

BATHROOM/W.C.

7'1" x 9'3" (2.17m x 2.82m)

Fitted with a suite comprising low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with

shower attachment and glass screen. Electric heated towel rail, extractor fan, shaver point and partial tiling throughout.

LOUNGE/DINER

17'9" x 15'1" (5.42m x 4.60m)

UPVC double glazed window to the rear elevation and a set of UPVC double glazed French doors opening onto a Juliet style balcony. Electric storage heater and opening through to the kitchen.

KITCHEN

8'2" x 7'1" (2.50m x 2.17m)

UPVC double glazed window to the rear elevation, kickboard heating and a fitted range of wall and base units with laminate work surfaces over. Incorporating a stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with stainless steel extractor hood above, integrated oven, integrated fridge freezer and integrated washing machine.

OUTSIDE

The property is situated within well maintained

communal grounds incorporating lawns, pathways and mature shrubbery. There is also an allocated parking space providing off road parking for one vehicle.

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.

LEASEHOLD

The service charge is £1421.88 (pa) and ground rent £231.54 (pa). The remaining term of the lease is 103 years (2026). A copy of the lease is held on our file at the Ossett office.