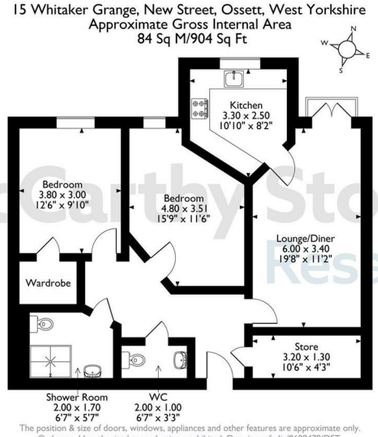
Excellent
Trustpilot

Homes England

McCarthy & Stone
Resales.

15 Whitaker Grange, New Street, Ossett, West Yorkshire
Approximate Gross Internal Area
84 Sq M/904 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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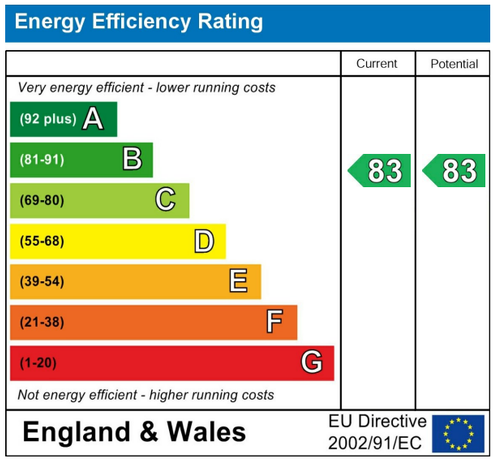

15 Whitaker Grange

New Street, Ossett, WF5 8BT

2 | 2 | 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 15 Whitaker Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £195,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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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

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Registered in England and Wales No. 10716544

The Property Ombudsman

15 Whitaker Grange, Ossett

2 | 2 | Shared Ownership £195,000

Summary

A rare opportunity to acquire a 75% shared-ownership interest in this spacious two-bedroom apartment at Whitaker Grange, an established Retirement Living PLUS development just moments from Ossett town centre.

Offering approximately 711 sq ft of accommodation, the apartment provides a comfortable lounge with Juliet balcony, fitted kitchen, two bedrooms, walk-in wardrobe/storage and a modern shower room, together with an allocated parking space.

Whitaker Grange is designed for independent living with reassurance close at hand. Residents benefit from a 24-hour emergency call system, on-site Estates Manager and YourLife team, homeowners' lounge, guest suite, laundry facilities, communal gardens and an on-site bistro. Domestic assistance and additional care packages are also available if required.

The development is ideally positioned within easy reach of Ossett town centre, providing convenient access to shops, cafés, restaurants, supermarkets, pharmacy and other everyday amenities.

The 75% share is offered at £195,000, representing a full property value of approximately £260,000.

An ideal opportunity for someone looking to downsize without giving up space, independence or the reassurance of support close by.

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 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 lounge with the benefit of French doors opening onto a Juliet balcony, there is also ample space for a small dining table. 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.

Master 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.

Second bedroom

A spacious second bedroom that could even be used as a dining or hobby room. 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

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 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 Length: 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.