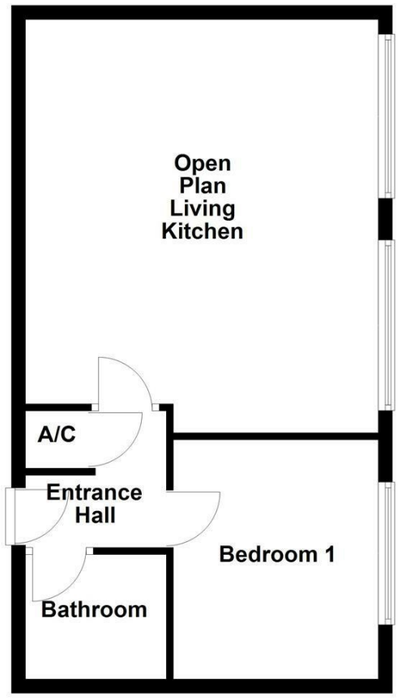
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





Thornes House Dale Street, Ossett, WF5 9HE

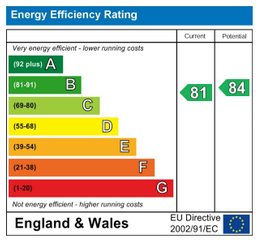
For Sale Leasehold Offers In The Region Of £58,000

Located within this imaginative conversion, close to Ossett town centre, is this well appointed and attractive one bedroom first floor apartment.

The accommodation comprises; communal entrance with telephone intercom access, entrance hall, open plan kitchen/dining/living room, bedroom and bathroom/w.c.

Situated in this prime part of Ossett, the property is within walking distance of local amenities including shops, schools and Ossett Bus Station. The M1 motorway at junction 40 is only a short drive away, ideal for the commuter wishing to work or travel further afield.

A superb opportunity for the investor to acquire themselves this ideally placed apartment and an early viewing comes 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

ENTRANCE HALL

A solid entrance fire door leads into the entrance hall, which features a wall mounted electric heater and four internal doors provide access to the bathroom, bedroom one, the open-plan living kitchen diner, and a useful airing cupboard. An intercom system connects to the communal security door.

OPEN PLAN LIVING KITCHEN DINER

16'5" x 19'2" (max) x 17'10" (min) (5.01m x 5.85m (max) x 5.45m (min))

The kitchen area is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an oven and grill with a four ring ceramic hob and curved glass extractor hood. There is a stainless steel sink with drainer and mixer tap, plumbing and drainage for a washing machine, and space for a freestanding fridge freezer. The living area benefits from a wall mounted electric heater and two double glazed windows to the side elevation.



BEDROOM

9'6" x 11'2" (2.91m x 3.42m)

Timber double glazed window to the side and a wall mounted electric heater.



BATHROOM

5'9" x 6'6" (1.76m x 1.99m)

A three piece white suite including a panelled bath with twin taps and a separate mixer shower over with shower curtain, pedestal wash hand basin with tiled splashback and a low flush WC. The walls are part tiled around the bath area. A white electric ladder style heated towel rail, and a wall mounted extractor fan.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

LEASEHOLD

The service charge is £782.18 (pa) and ground rent £324.85 (pa). The remaining term of the lease is 107 years (2026). A copy of the lease is held on our file at the Ossett office.