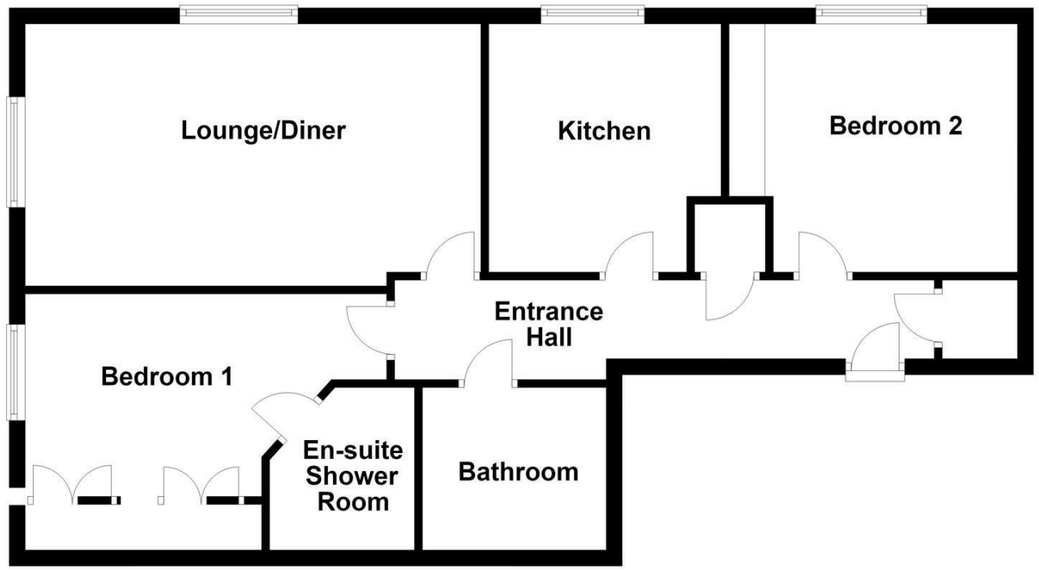
Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Top Floor

Approx. 69.3 sq. metres



Total area: approx. 69.3 sq. metres

10 Moorcroft Court, Ossett, WF5 9EY

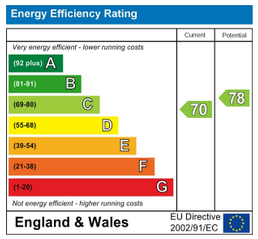
For Sale Leasehold £120,000

Offered to the market is this two bedroom top floor apartment. Benefitting from two good sized bedrooms, one of which with an en suite shower room and an allocated parking space, this is not one to be missed.

The accommodation briefly comprises a communal entrance hall providing access up to the apartment. Two bedrooms and bathroom, living room and kitchen are all accessible via the entrance hall along with two storage cupboards. Outside, there is allocated parking for the resident.

The property is well placed for access to a range of amenities including local shops, schools, bus routes and excellent access to junction 40 of the M1 motorway. Making this property an ideal location for those who are looking to travel further afield. There is also the Ossett Market twice a week for those looking to shop in the town.

This property should be viewed as soon as possible to avoid any disappointment.



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

The entrance hall has a wall mounted electric heater, inset spotlights to the ceiling, loft access, security entrance phone into the security lobby downstairs, and doors providing access to two double bedrooms, the modern fitted kitchen, a storage cupboard with fixed shelving, the house bathroom, and an airing cupboard with light and fixture. There is laminate flooring throughout the entrance hall and access through to the lounge diner.

LOUNGE DINER

18'9" x 10'8" (max) x 10'1" (min) (5.74m x 3.27m (max) x 3.09m (min))

The lounge diner has two UPVC double glazed windows enjoying a dual aspect to the rear and side elevations, inset spotlights to the ceiling, and a wall mounted electric heater.

KITCHEN

9'6" x 10'2" (max) x 7'1" (min) (2.92m x 3.12m (max) x 2.18m (min))

The kitchen has a range of wall and base units with laminate work surfaces and tiled splashbacks above, a 1 1/2 stainless steel sink and drainer with mixer tap, integrated washing machine, integrated twin oven and grill, four ring induction hob with cooker hood over, built in wine rack, integrated fridge with separate integrated freezer below, integrated slimline dishwasher, fully tiled floor, and a UPVC double glazed window overlooking the rear elevation.

BEDROOM ONE

8'5" x 14'9" (max) x 9'8" (min) (2.57m x 4.52m (max) x 2.97m (min))

Bedroom one has a wall mounted electric heater, a UPVC double glazed window overlooking the side elevation, inset spotlights to the ceiling, a door providing access to the en suite shower room, and two double built in wardrobes with double doors to the front providing ample storage.

EN SUITE SHOWER ROOM

5'10" x 6'5" (1.78m x 1.98m)

The en suite shower room comprises a three piece suite with curved corner shower cubicle with double doors to the front and mixer shower within, wash basin with mixer tap built into high gloss vanity drawers below, low flush WC, part tiled walls, vanity mirror with built in LED lighting, ladder style radiator, inset spotlights to the ceiling, extractor fan, and wall mounted shaving socket point.

BEDROOM TWO

10'4" x 9'10" (max) x 9'7" (min) (3.15m x 3.01m (max) x 2.93m (min))

Bedroom two has two double fitted wardrobes with high gloss fronts and inset spotlights, a UPVC double glazed window overlooking the rear elevation, and a wall mounted electric heater.

BATHROOM

6'8" x 7'4" (2.05m x 2.25m)

The house bathroom comprises a three piece suite with panelled bath, glass shower screen, mixer tap to the bath and separate mixer shower over, pedestal wash basin with mixer tap, low flush WC, part tiled walls, ladder style radiator, vanity mirror with built in LED lighting, inset spotlights to the ceiling, extractor fan, wall mounted shaving socket point, and laminate flooring.

OUTSIDE

Externally, the property comes with an allocated car parking space.

LEASEHOLD

The service charge is £570.96 (Per Quarter) and ground rent £231.54 (pa). The remaining term of the lease is 102 years (2026). 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 B.

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.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.