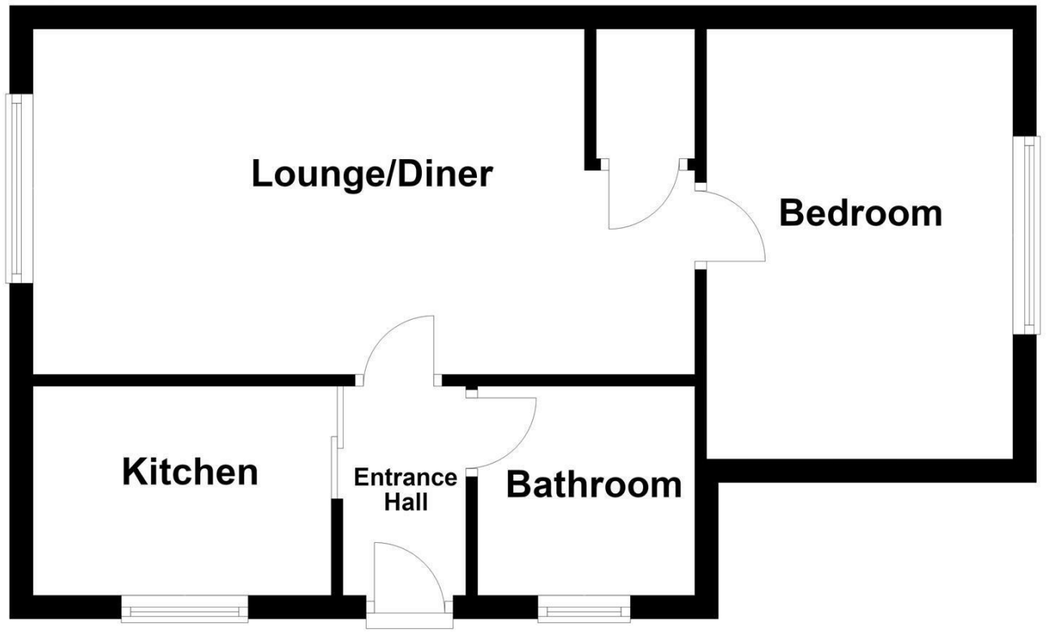
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

## Ground Floor






# 5 Park Court, Ossett, WF5 0JR

## For Sale Leasehold £105,000

Occupying a convenient location is this well presented one bedroom ground floor apartment, benefitting from gas central heating and access to garden space.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious lounge, bedroom and bathroom. Externally, the property benefits from a small lawned seating area to the rear.

The property is ideally placed for local shops and amenities, with both Ossett and Horbury within easy reach together with local schools and transport links.

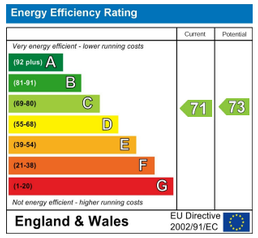
An ideal purchase for a first time buyer, professional couple, investor or those looking to downsize. Only a full internal inspection will truly reveal everything this appealing apartment has to offer. An early viewing is highly recommended.

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

### ENTRANCE HALL
External entrance door leading into the main hallway. Doors provide access to the kitchen, lounge and bathroom.

### KITCHEN
8'2" x 5'10" (2.49m x 1.79m)
UPVC double glazed window overlooking the side elevation. Central heating radiator. Fitted with a range of wall and base units providing storage, with sink and drainer unit and partially tiled splashbacks. Integrated hob, oven and extractor hood. Space for a fridge freezer and space and plumbing for a washing machine.



### LOUNGE
18'2" x 9'8" (5.54m x 2.96m)
UPVC double glazed windows overlooking the front elevation. Central heating radiator, carpeted flooring and skirting boards. Built-in storage cupboard. Door providing access into the bedroom.

### BEDROOM
8'9" x 8'7" (2.67m x 2.64m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, carpeted flooring and skirting boards.



### BATHROOM
6'0" x 5'9" (1.85m x 1.76m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and panelled bath with wall mounted shower over. Chrome ladder style heated towel radiator and fully tiled walls.



### OUTSIDE
To the rear of the property is a small lawned seating area.



### LEASEHOLD
The service charge is £25 (pa). The remaining term of the lease is 956 years (2026). A copy of the lease is held on our file at the Wakefield office.

### 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.