Richard Kendall Estate Agent

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34 Pildacre Brow, Ossett, WF5 8QE

For Sale Leasehold £125,000

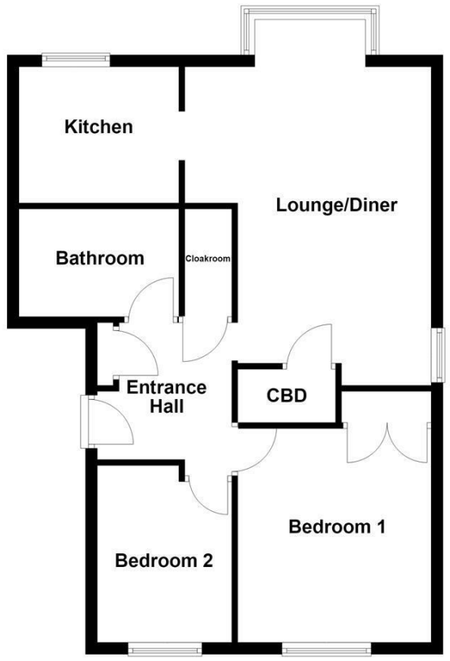
Situated in the popular market town of Ossett is this well proportioned two bedroom top floor apartment, offering spacious and low maintenance accommodation with two double bedrooms and residents' parking, making it an ideal choice for first time buyers, professional couples or investors alike.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, fitted kitchen, two generous double bedrooms and a bathroom/WC.

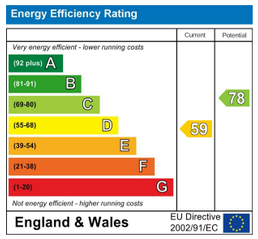
Externally, the development benefits from well maintained communal gardens together with residents' parking.

The property is conveniently positioned just a short drive from Ossett town centre and its excellent range of shops, cafés, supermarkets and everyday amenities. Regular bus services operate nearby, providing convenient connections to Wakefield and surrounding areas.

Offering an excellent opportunity for those looking to take their first step onto the property ladder or add to an investment portfolio, an early viewing is highly recommended to fully appreciate the accommodation on offer.



Total area: approx. 61.8 sq. metres (665.4 sq. feet)



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
Timber entrance door leading into the entrance hall with central heating radiator, loft access, doors providing access to the bathroom, two bedrooms, boiler cupboard and walk-in cloakroom/storage cupboard, together with an opening leading through to the lounge diner.

BATHROOM/W.C.
5'8" x 8'9" (1.73m x 2.68m)
Fitted with a modern three piece suite comprising panelled bath with mixer tap, shower attachment, rainfall shower head and glazed shower screen, pedestal wash basin and low flush W.C. Fully tiled walls and flooring, chrome ladder style central heating radiator, extractor fan and inset spotlights to the ceiling.



BEDROOM ONE
10'9" x 11'10" (3.29m x 3.62m)
UPVC double glazed window overlooking the front elevation, built-in double wardrobe, central heating radiator and coving to the ceiling.



BEDROOM TWO
9'11" x 7'6" (3.03m x 2.31m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



LOUNGE/DINER
13'5" x 17'8" (4.11m x 5.41m)
Spacious lounge diner with coving to the ceiling, UPVC double glazed box bay window overlooking the rear elevation with window seat below and further UPVC double glazed window to the side, creating a dual aspect. Two central heating radiators, opening leading through to the kitchen and door providing access to a large storage cupboard.





KITCHEN
8'11" x 7'8" (2.73m x 2.35m)
Fitted with a range of wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, space and plumbing for a washing machine and space for an under counter fridge or freezer. Display cabinets with glazed fronts, fully tiled walls and flooring and UPVC double glazed window overlooking the rear elevation.



OUTSIDE
The property benefits from attractive communal gardens and communal parking.

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 £ (pa) and ground rent £ (pa). The remaining term of the lease is years (current year). A copy of the lease is held on our file at the x office.