



Wakefield  
01924 291294

Pontefract  
01977 798844

Horbury  
01924 260022

Ossett  
01924 266555

Normanton  
01924 899870



## 44 Constable Drive Off Kingsway, Ossett, WF5 8DH

For Sale Leasehold £89,500

A excellent investment property or first time purchase, located in this modern development. This top floor apartment boasts a spacious living room with Juliet balcony and archway leading through to a modern kitchen. The hallway leads to two large bedrooms and the bathroom.

**OPEN 7 DAYS A WEEK**

An excellent investment property or first time purchase, located in this modern and attractive development.

This top floor apartment boasts a spacious living room with Juliet balcony and archway leading through to a modern kitchen. The hallway leads to two large bedrooms and the bathroom. The complex enjoys communal maintained gardens and has its own allocated parking space.

Ossett is a very pleasant residential area which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools. Whilst daily access to Leeds and further afield can be had via the M1 motorway which is only a short distance away.

An early viewing comes recommended to avoid disappointment.

#### ACCOMMODATION

Security entrance phone leads into the communal lobby.

#### SECOND FLOOR LANDING

Fire door into the property.

#### ENTRANCE HALL

Wall mounted heater, doors to the lounge, bathroom/w.c. and bedrooms. Double door through to the storage cupboard housing the hot water tank with shelving.

#### LOUNGE

15' 1" x 17' 9" max (4.62m x 5.42m) x 15' 7" (4.76m)

UPVC double glazed French doors opening to the Juliet balcony at the rear, UPVC double glazed window to the rear elevation, wall mounted electric heater, t.v. point, archway opening through to the kitchen.

#### KITCHEN

7' 1" x 8' 2" (2.18m x 2.50m)

A range of wall and base units with laminate work surface over, tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for an automatic washing machine, integrated oven and grill with four ring electric hobs and cooker hood over. Integrated fridge and integrated freezer. UPVC double glazed window to the rear elevation.

#### BATHROOM/W.C.

9' 2" max x 7' 1" max (2.80m x 2.17m)

Four piece suite comprising panelled bath with mixer tap, separate enclosed shower cubicle with bi-folding glass doors and mixershower, low flush w.c. and a pedestal wash basin with chrome mixer tap. Shower socket point, extractor fan and ladder style radiator.

#### OTHER INFORMATION

##### 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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

#### FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



#### BEDROOM ONE

9' 1" x 9' 5" (2.79m x 2.88m)

UPVC double glazed window to the rear elevation, wall mounted electric heater, built in double wardrobe and t.v. point.

#### BEDROOM TWO

9' 4" x 8' 3" (2.87m x 2.52m)

UPVC double glazed window to the side elevation, electric wall mounted heater.

#### OUTSIDE

Allocated parking.

#### DIRECTIONS

From the Ossett office, turn right onto Prospect Road, at the roundabout continue onto Prospect Road, turn right onto Queen Street, continue onto Ventnor Way, at the roundabout take the first exit onto Kingsway, turn right onto Constable Drive.

#### LEASEHOLD

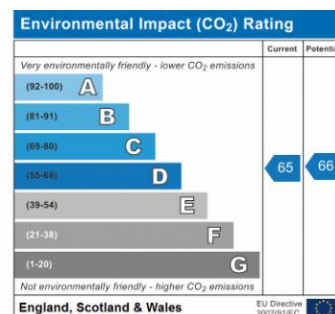
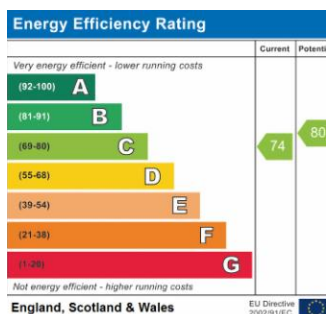
The service charge is £1000 (pa, paid quarterly) and ground rent £150 (pa). The remaining term of the lease is 114 years (2015). A copy of the lease is held on our file at the Ossett office.

#### EPC RATING

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

#### VIEWINGS

To view please contact our Ossett office on 01924 266555 and they will only be too pleased to arrange a suitable appointment.



#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you\*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall House to Homes is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES