



Prospect Place, New Street

Ossett, Wakefield, WF5 8BP

Asking Price:

£185,000

Holroyd Miller have pleasure in offering for sale this purpose built first floor apartment forming part of this select development in the heart of Ossett town centre within walking distance of its excellent range of amenities and serviced by a lift, making this an ideal downsizing apartment for those looking for well-proportioned accommodation which includes gas fired central heating and double glazing. The accommodation briefly comprises, communal reception hallway with intercom leading to first floor private reception hallway with built in airing/cylinder cupboard, large living room, separate well-appointed kitchen with a range of cream shaker style units, integrated appliances, two double bedrooms having built in wardrobes, master bedroom having ensuite shower room, house bathroom furnished with modern white suite. Outside, allocated parking, available on a Long-Term Lease, immediate vacant possession. Located in this convenient position with easy access to the motorway network, ideal for those travelling throughout the region, Viewing Essential.



Entrance Reception Hallway

With useful built in airing/cylinder cupboard.

Lounge Dining Room *19' x 12'9" (5.8m x 3.89m).*

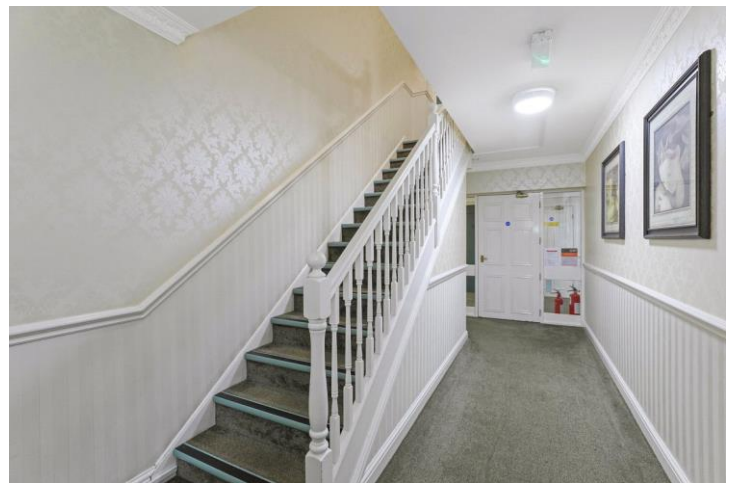
With three double glazed windows, two single panel radiators.

Kitchen *8' x 9'5" (2.44m x 2.87m).*

Fitted with a matching range of cream shaker style fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, integrated dishwasher, Viessman combination central heating boiler, tiling between the worktops and wall units, sealed unit double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath, tiling, heated towel rail.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom 12' x 6'9" (3.66m x 2.06m).

Having built in fitted wardrobes, dressing table and drawers, sealed unit double glazed window, single panel radiator.

Master Bedroom 9'5" x 10'1" (2.87m x 3.07m).

Having fitted wardrobes, overhead cupboards, sealed unit double glazed window, single panel radiator.

En Suite Shower Room

With modern white suite comprising pedestal wash basin, low flush w/c, shower cubicle, tiling, heated towel rail.



Please note the property occupies a first-floor position with video intercom system, and an allocated parking space.

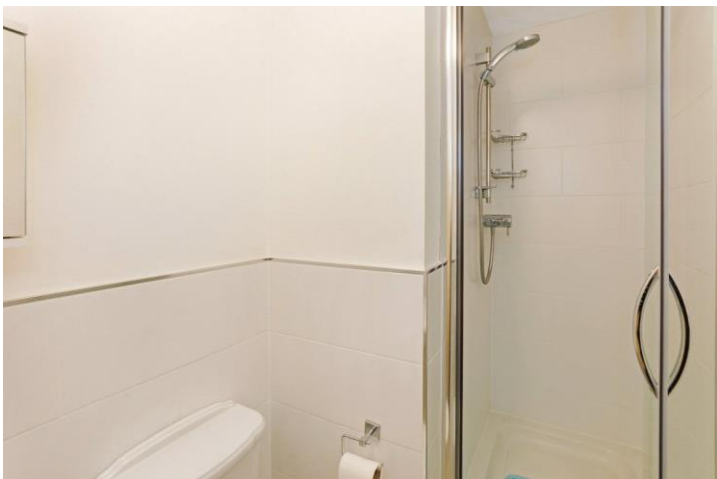
The property is Leasehold on a long lease of 999years from 1998, annual ground rent £220 per year, service charge £1949 per year.



Council Tax Band - C

Tenure - Leasehold

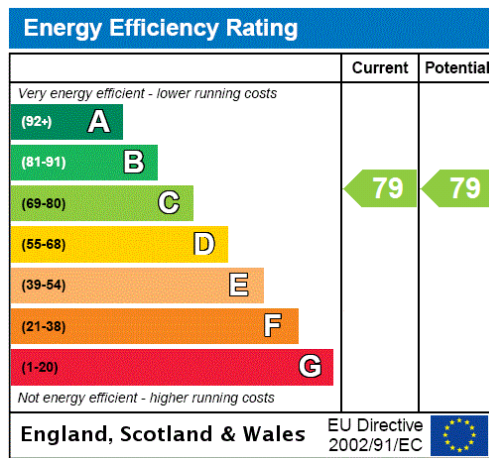
Viewing - By appointment through Holroyd Miller



FIRST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract