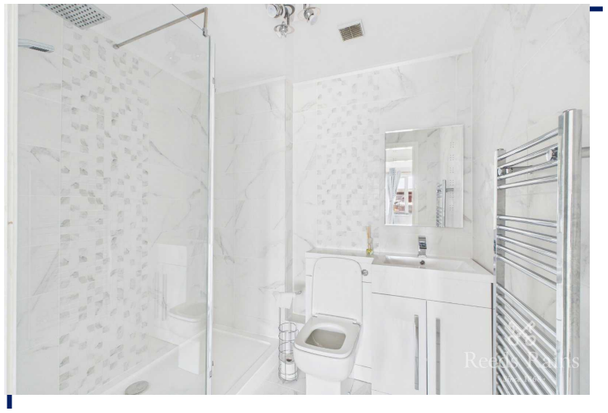
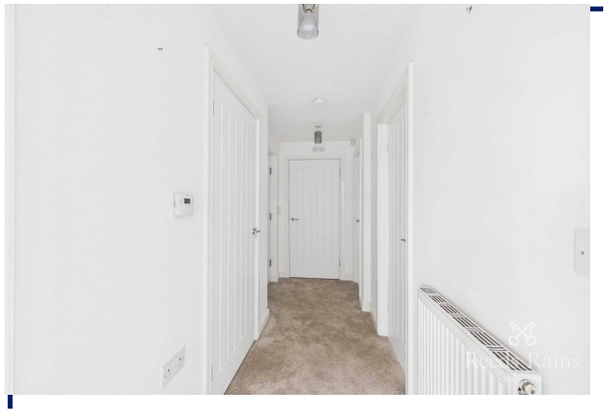
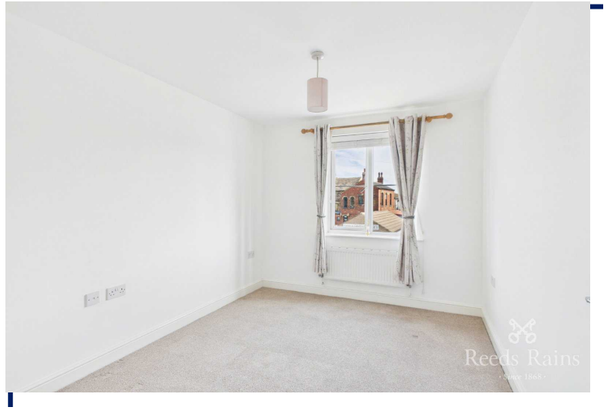
















Apartment 4, Wobourn House,
Wobourn Court, Ossett, West
Yorkshire, WF5

Offers in the region of:
£140,000 Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Apartment 4, Wobourn House, Wobourn Court, Ossett, West Yorkshire, WF5

Offers in the region of: £140,000 Leasehold

Council Tax Band: B
EPC Rating: C

A well-proportioned two-bedroom apartment situated within Wobourn House on Wobourn Court, Ossett. The accommodation offers generous room sizes throughout and comprises a welcoming entrance hallway, useful utility room, two good-sized bedrooms, spacious living room, separate fitted kitchen and a modern three-piece bathroom.

The property benefits from gas central heating, PVC double glazing and an integrated intercom entry system, while the separate utility room provides valuable additional...

Entrance Hall
Upon entering the apartment, you are welcomed into a spacious entrance hallway providing access to the utility room, both bedrooms, living room and bathroom. The hallway is carpeted and benefits from a gas central heating radiator, along with an integrated intercom entry system for communicating with visitors at the main entrance to the building.

Utility Room
A useful and generously sized utility room fitted with countertop workspace and storage beneath, along with space and plumbing for a washing machine. There is a tiled splashback above the work surface and tiled flooring throughout. The room also provides access to the property's electrical consumer unit.

Bedroom 1
A generously proportioned principal bedroom featuring a PVC double-glazed window overlooking the front of the building. The room is carpeted and benefits from a gas central heating radiator.

Bedroom 2
A further good-sized bedroom with a PVC double-glazed window overlooking the front elevation. The room is carpeted throughout and benefits from a gas central heating radiator.

Living Room
A spacious and bright living room featuring two PVC double-glazed windows overlooking the front of the property, allowing plenty of natural light into the room. The living room also benefits from a gas central heating radiator and provides direct access through to the kitchen.

Kitchen
A well-equipped fitted kitchen offering a range of matching wall and base storage units complemented by worktop surfaces and tiled splashbacks.

Integrated appliances include an electric hob with extractor hood above, built-in oven, dishwasher and fridge freezer. A PVC double-glazed window overlooks the side of the building, while additional features include a gas central heating radiator, recessed LED ceiling lighting and wood-effect vinyl flooring.

Bathroom
The bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit and a walk-in shower enclosure. The walls are tiled to ceiling height, including within the shower area, complemented by tiled flooring and a heated towel radiator.

Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Services charges
• Service Charge – Quarterly £221.42, 197.96 for ground rent is payable 1st Jan yearly
279.94 insurance is payable may April for the year.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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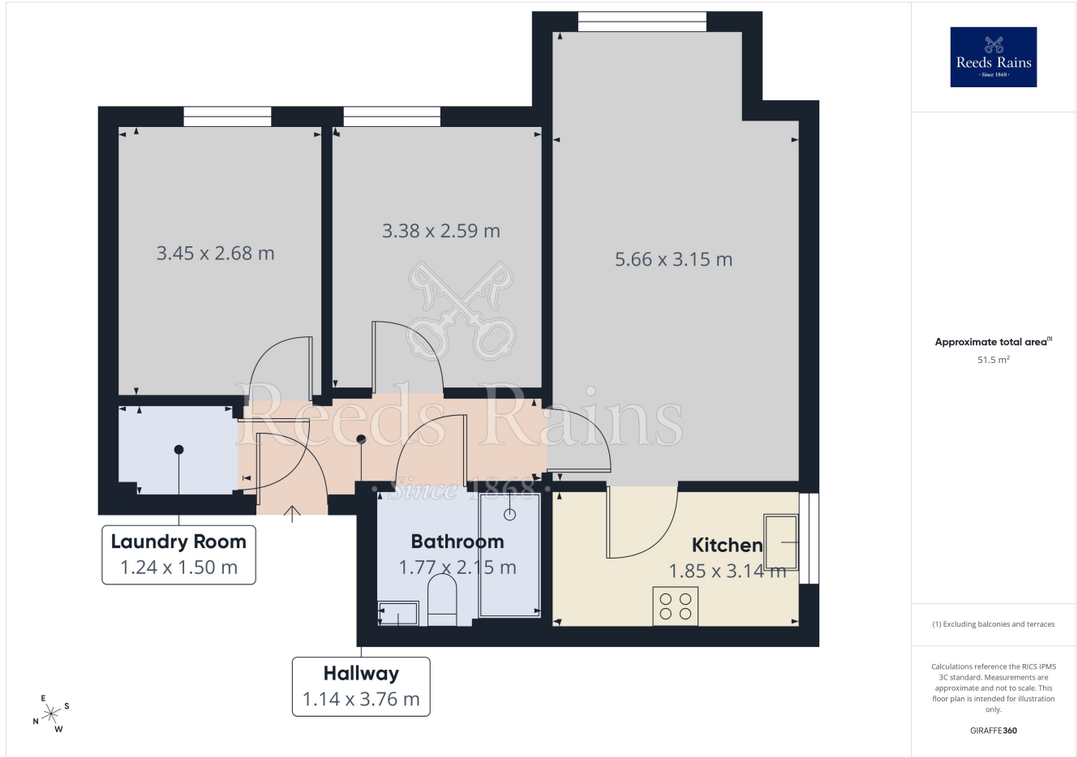
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk