



**Kingsway Gardens
Ossett
West Yorkshire
WF5**

Offers in Excess of £105,000

bettermove

Kingsway Gardens

Ossett

Bettermove are proud to present this 1 bedroom flat in Ossett, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

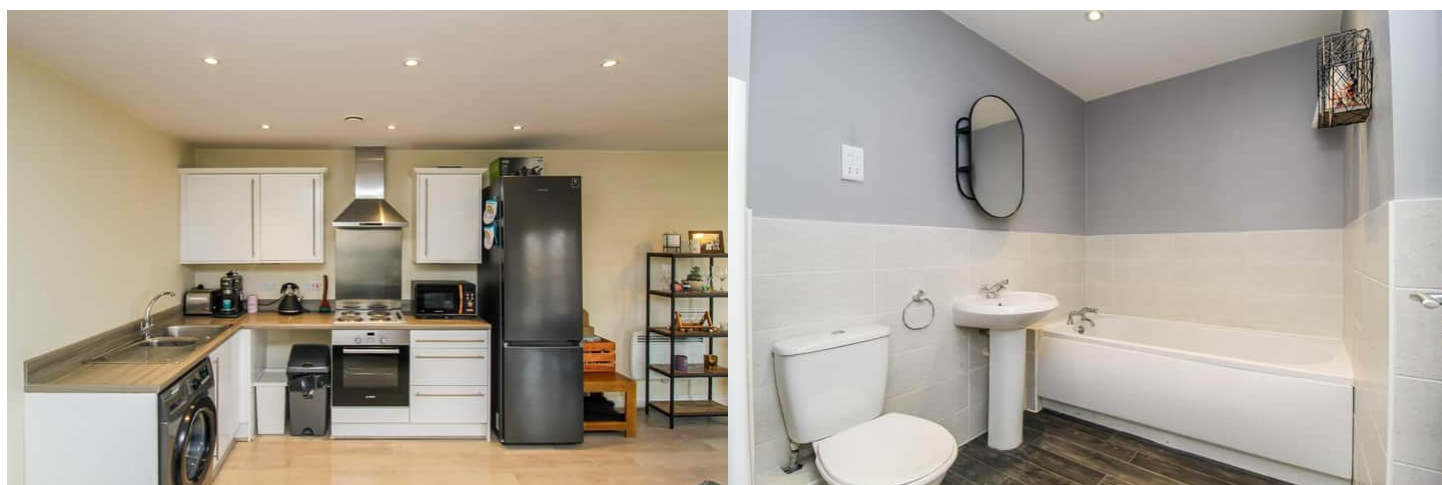
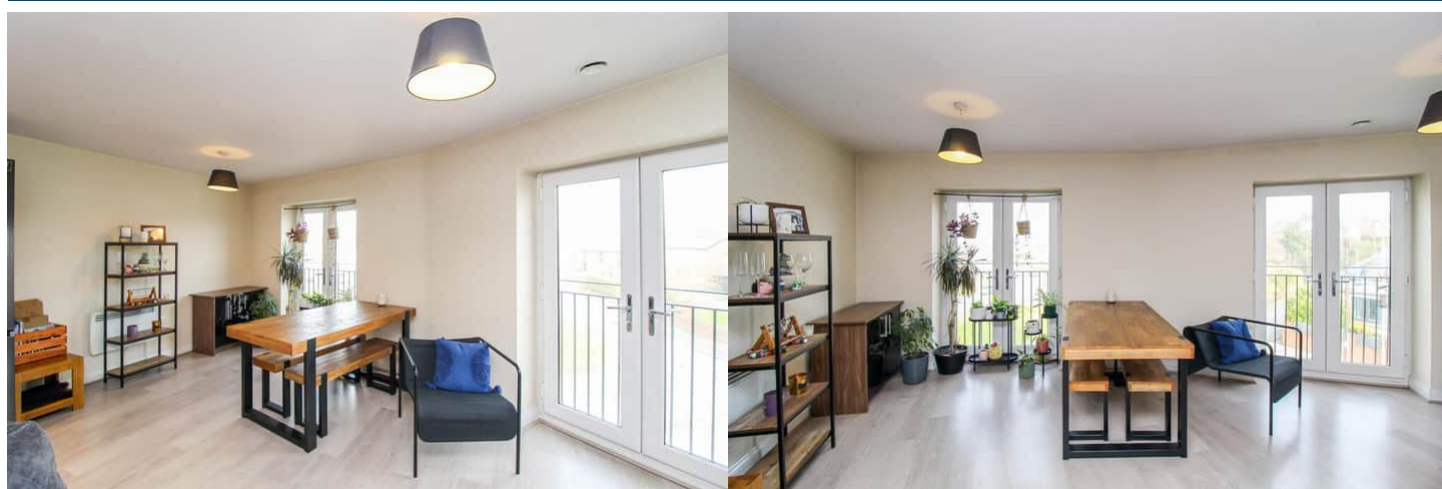
The council tax band is A.

This is a leasehold property with 115 years remaining on the lease; the ground rent is £183.58 per annum, and the service charge is £2,088.90.

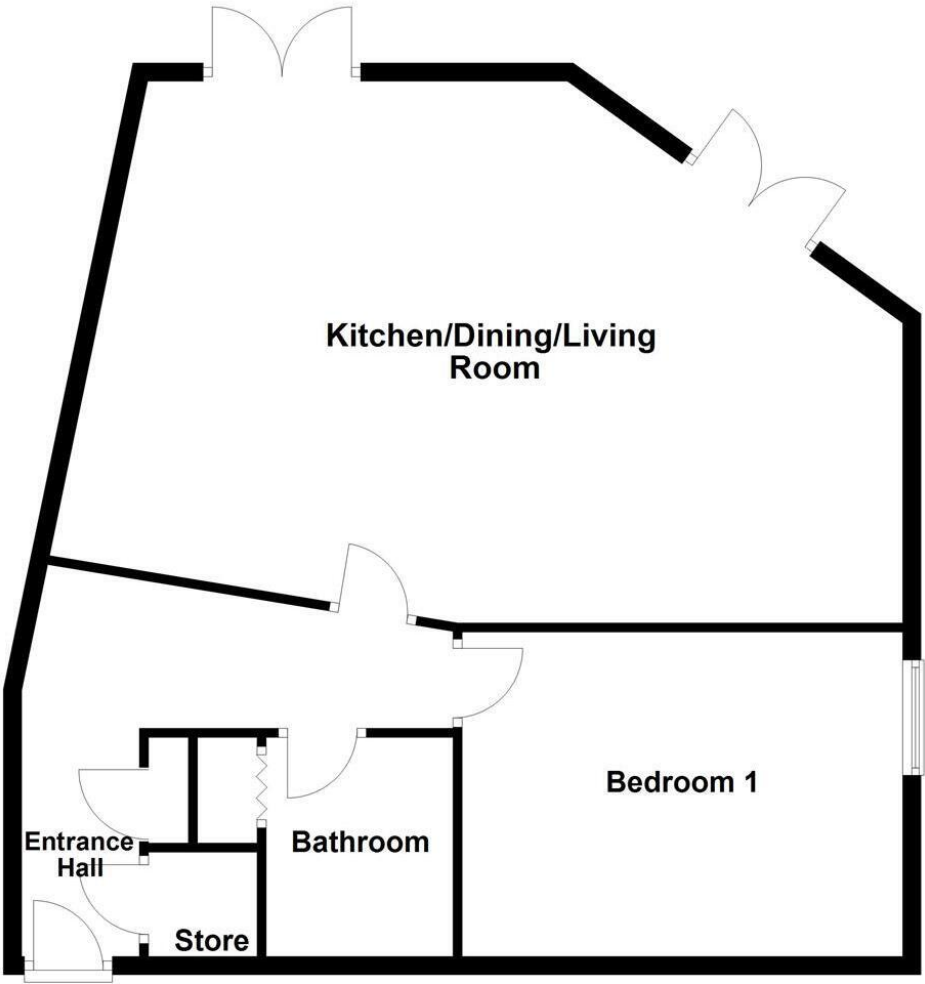
The interior of this beautifully presented, top floor property comprises a spacious, open-plan living/dining/kitchen area, one double bedroom, and a family bathroom. The property further benefits from two Juliette balconies, accessible via the living area, perfect for enjoying the summer months.

Located in the popular town of Ossett, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Dewsbury train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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