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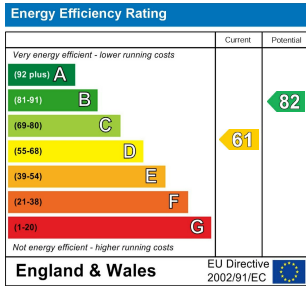
**19 Lionel Street, Ossett, WF5 0JH**

**For Sale Freehold £159,950**

A superb opportunity for the first time buyer to gain access onto the property ladder with this mid terrace house having two double bedrooms, modern three piece house bathroom suite having roll top bath, a stunning kitchen, spacious living room, no chain involved, vacant possession, UPVC double glazing and gas central heating.

The accommodation fully comprises living room, kitchen, two inner hallways, bathroom/w.c. and cellar rooms having light, power and heating. To the first floor there are two double bedrooms. Outside there is buffer garden with Yorkshire stone paved pathway, whilst to the rear there is enclosed garden with timber decked patio overlooking the attractive lawned garden.

Located within the sought after town of Ossett, which benefits from a twice weekly market, local bus routes travel to and from Wakefield city centre and the M1 motorway is only a short distance perfect for those looking to travel further afield. An internal inspection is recommended.



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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

### LIVING ROOM

15'1" x 14'9" [4.60m x 4.51m]

Picture rail, two contemporary radiators, UPVC double glazed window to the front, living flame effect gas fire on a slate hearth with decorative cast iron detailing and solid wooden surround, pine doors leading to two separate inner halls.



### INNER HALLWAY

Opening into the kitchen and pine door leading to the cellar.

### KITCHEN

7'10" x 9'1" [2.39m x 2.79m]

A range of wall and base high gloss units with chrome handles, solid wooden work surface over and tiled splashback, integrated oven and grill with four ring gas hob and glass splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a slimline dishwasher, space for under counter fridge/freezer, UPVC double glazed rear entrance door, UPVC double glazed window to the rear, inset spotlights to the ceiling, central heating radiator with cover.



### CELLAR

14'11" x 9'8" [4.56m x 2.96m]

UPVC double glazed window to the front, original AGA set into the chimney breast, central heating radiator and doors to two further cellar rooms.

### CELLAR ROOM ONE

5'1" x 10'3" [1.57m x 3.13m]

Light and curing table.

### CELLAR ROOM TWO

### INNER HALLWAY

Staircase leading to the first floor landing and pine door leading to the downstairs bathroom/w.c.

### BATHROOM/W.C.

7'10" x 4'11" [2.41m x 1.50m]

Three piece suite comprising roll top bath with claw feet, chrome mixer tap and chrome shower attachment. Pedestal wash basin with mixer tap, low flush w.c., part tiled walls, solid wooden flooring, chrome ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window to the rear.



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, pine doors leading into the bedrooms.

### BEDROOM ONE

15'1" x 12'3" max x 9'6" min [4.61m x 3.74m max x 2.91m min]

UPVC double glazed window to the front, decorative painted Victorian fireplace, central heating radiator.



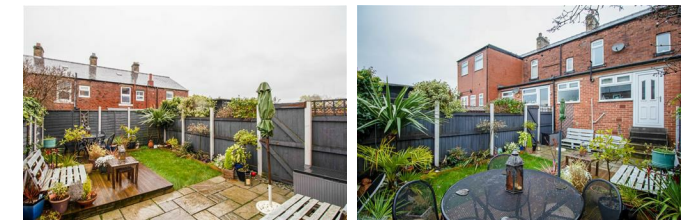
### BEDROOM TWO

7'2" x 8'0" [2.20m x 2.45m]

UPVC double glazed window to the rear, central heating radiator.

### OUTSIDE

To the front of the property there is on street parking available on a first come first served basis. Yorkshire stone paved pathway leading to the front entrance door, buffer garden and Yorkshire stone walls. To the rear there is timber decked patio area ideal for entertaining and dining purposes overlooking the attractive lawn with further paved patio, planted border and timber panelled fence surrounds.



### COUNCIL TAX BAND

The council tax band for this property is A

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### 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.