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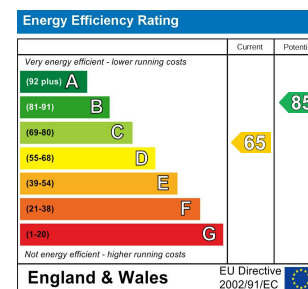
21 Lionel Street, Ossett, WF5 0JH

For Sale Freehold £160,000

A traditional two bedroom stone faced terrace house with a converted basement and a lovely garden to the rear situated towards the head of a cul-de-sac in this sought after residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and deceptively spacious property has a well proportioned living room to the front and with a fitted kitchen to the rear as well as a ground floor bathroom/w.c. To the lower ground floor there is a useful cellar room, whilst to the first floor there are two well proportioned bedrooms. Outside, the property has a small low maintenance garden to the front, whilst to the rear there is a larger garden area with a lovely sunny aspect, a paved seating area, wall and a useful garden shed.

The property is situated in this popular residential area towards the head of a cul-de-sac and within easy reach of a great range of amenities in the centre of Ossett. Ossett itself offers a range of shops, schools and recreational facilities. The national motorway network is readily accessible.



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.

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

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 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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



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ACCOMMODATION

LIVING ROOM

15'1" x 14'9" [4.6m x 4.5m]

With a window and composite front entrance door. Stripped and varnished floorboards, central heating radiator in a concealed cabinet, feature fireplace with a gas fire, fitted shelves and cupboards.



KITCHEN

9'2" x 7'10" [2.8m x 2.4m]

With window and UPVC door to the rear, fitted with a range of painted kitchen units with laminate worktops incorporating stainless steel sink unit. Slot in

point for a gas cooker with filter hood over, space for a fridge and two central heating radiators. Stripped and varnished floorboards and part panelled walls.

LOWER GROUND FLOOR

ADDITIONAL SITTING ROOM

15'1" x 14'9" [4.6m x 4.5m]

Window and lightwell to the front, fitted cupboards, double central heating radiator and a utility area with plumbing for a washing machine.



BATHROOM/W.C.

7'10" x 4'11" [2.4m x 1.5m]

Frosted window to the rear, part brick set tiled walls, fitted with a three piece white and chrome suite comprising roll top bath and claw foot bath with shower attachment over, pedestal wash basin and low suite w.c. Double central heating radiator, stripped and varnished floorboards.



FIRST FLOOR LANDING

Window to the rear and loft access point.

BEDROOM ONE

15'1" x 9'10" [4.6m x 3.0m]

Window to the front, central heating radiator and a feature former fireplace with a cast iron surround.



BEDROOM TWO

7'10" x 7'2" [2.4m x 2.2m]

Window to the rear, double central heating radiator, cupboard housing the gas fire central heating boiler.



OUTSIDE

The property has a small low maintenance garden to the front, whilst to the rear there is a larger garden area with a lovely sunny aspect, a paved seating area, wall and a useful garden shed.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property: "The area is very lovely and peaceful."

COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

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

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.