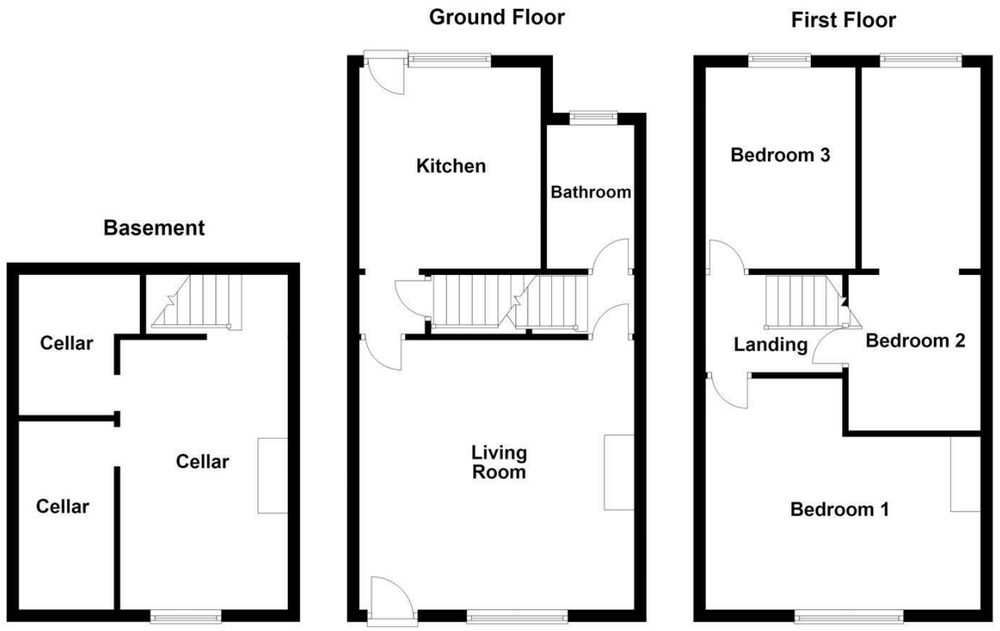
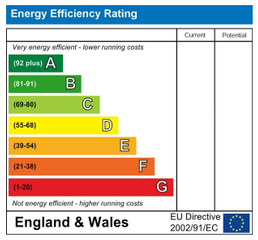




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

13 Lionel Street, Ossett, WF5 0JH

For Sale Freehold £210,000

Situated close to Ossett town centre is this superbly presented three bedroom end terrace property. Offering well proportioned accommodation throughout, including generous reception space, this attractive home would make an ideal purchase for first time buyers, couples or families.

The accommodation briefly comprises a spacious lounge, fitted kitchen and ground floor bathroom. To the first floor are three well proportioned double bedrooms. Externally, to the rear is a low maintenance enclosed garden incorporating artificial lawn and paved seating areas, providing an ideal space for outdoor dining and entertaining.

Ossett is a popular location with a wide range of local shops, amenities, schools and its twice-weekly market all within easy reach. The property is also conveniently positioned for access to the motorway network, making it particularly suitable for those commuting further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.

ACCOMMODATION

LIVING ROOM
14'11" x 14'9" (4.55m x 4.50m)
Front entrance door leading into the lounge, with UPVC double glazed window overlooking the front elevation, central heating radiator and skirting boards. Built in storage units to one side and feature open fireplace with wooden surround. Door providing access to the inner hallway.

INNER HALLWAY
Staircase providing access to the first floor landing, together with doors leading to the bathroom and kitchen.

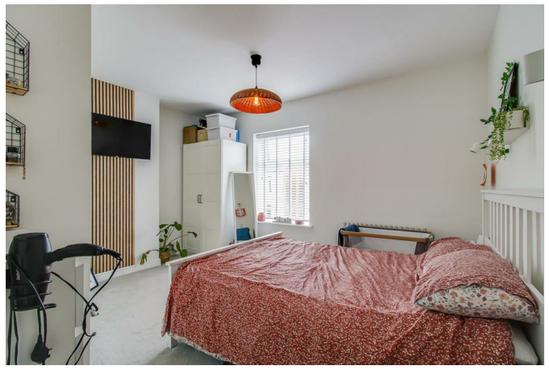
BATHROOM
8'2" x 4'9" (2.50m x 1.46m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower over, wash basin with mixer tap and low flush W.C. Chrome ladder style radiator, skirting boards, fully tiled walls around the bath and shower area and partial tiling to the remainder.

KITCHEN
10'11" x 19'9" (3.35m x 6.04m)
UPVC double glazed window overlooking the rear elevation and rear entrance door. Fitted with a modern range of wall and base units with wood effect work surfaces over. Integrated four ring gas hob with extractor hood above, integrated oven and microwave and integrated dishwasher. White ladder style radiator, skirting boards, spotlights to the ceiling and access down to the cellar.

CELLAR
Currently utilised for storage, with UPVC double glazed window to the front, lighting and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING
Loft access, useful storage, central heating radiator and doors providing access to three bedrooms.

BEDROOM ONE
14'6" x 12'0" (4.43m x 3.66m)
UPVC double glazed window overlooking the front elevation, central heating radiator, carpeted flooring and skirting boards.



BEDROOM TWO
11'0" x 7'11" (3.37m x 2.43m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, carpeted flooring and skirting boards.

BEDROOM THREE
20'0" x 7'4" (6.12m x 2.25m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, carpeted flooring and skirting boards.

OUTSIDE
To the rear is an enclosed low maintenance garden incorporating artificial lawn, paved seating area and a decked section, with timber fencing to the boundaries. The property also benefits from shared side access, with on street parking available to the front.

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.