

WAKEFIELD | OSSETT | HORBURY  
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NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 01977 798 844



**19 Denstone Street, Wakefield, WF1 4LD**  
**For Sale Freehold £125,000**

Offered for sale with no onward chain and vacant possession, this two bedroom mid-terrace property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.

The accommodation briefly comprises a lounge, inner lobby with access to the cellar, kitchen, and utility room. To the first floor are two bedrooms and a modern house bathroom. Externally, the property offers on street permit parking to the front and a low maintenance flagged garden to the rear. A gated access point is located at the rear of the garden, providing a practical route for bin access. This is not a right of way through neighbouring gardens.

Ideally positioned for local amenities, the property is well placed for nearby shops, schools, and bus routes, and offers convenient access to the motorway network.

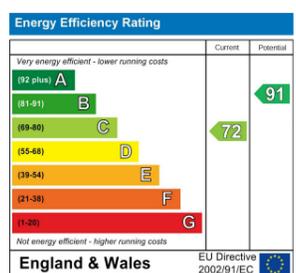
An excellent opportunity for first time buyers, couples, or investors alike. Early viewing is highly recommended.

**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**  
 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.



## ACCOMMODATION

### LOUNGE

12'7" x 15'1" [3.84m x 4.62m]

Accessed via the entrance door and featuring a double glazed window to the front elevation, radiator, picture rail, coving to the ceiling, and an open fire set on a stone hearth with brick surround. A door provides access to the staircase leading to the first floor.



### INNER HALLWAY

Access to the cellar and opening into the kitchen.

### KITCHEN

12'6" x 8'2" [3.83m x 2.51m]

Fitted with a range of modern wall and base units incorporating a stainless steel sink with drainer and mixer tap. Provision for appliances includes

plumbing for a washing machine, space for a fridge/freezer, and space for a cooker. Additional features include tiled splashbacks, double glazed window to the rear elevation, tiled floor, radiator, and coving to the ceiling.

### UTILITY ROOM

8'9" x 5'0" [2.68m x 1.54m]

UPVC double glazed window and UPVC door to the rear, also providing access to a useful store room and WC.



## FIRST FLOOR LANDING

Central heating radiator and doors providing access to two bedrooms and the house bathroom.

### BEDROOM ONE

12'1" (max) x 10'1" (min) [3.70m (max) x 3.09m (min)]

Positioned to the front elevation and benefiting from a double glazed window, radiator, and ample space for bedroom furnishings.



### BEDROOM TWO

12'6" x 8'2" [3.82m x 2.51m]

Located to the rear elevation with a double glazed window, radiator, and loft access via ceiling hatch.



### BATHROOM

8'5" x 7'8" (max) x 4'7" (min) [2.57m x 2.35m (max) x 1.42m (min)]

Comprising a pedestal wash basin, panelled bath, heated towel radiator, fully tiled walls, and a tiled floor.



## OUTSIDE

Externally to the front, the property benefits from on street permit parking. To the rear, there is a low maintenance garden designed for ease of upkeep.



## 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 Wakefield office and they will be pleased to arrange a suitable appointment.