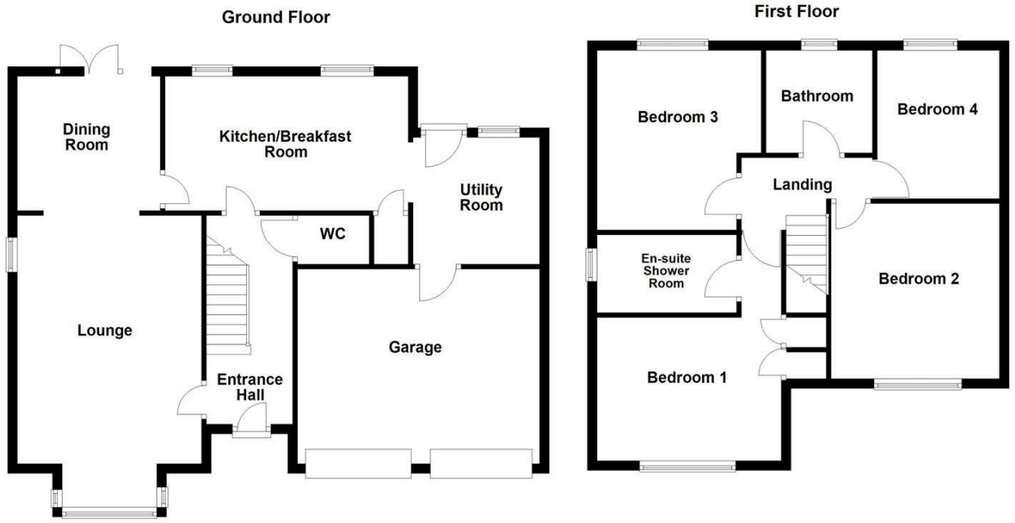
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



15 Headingley Mews, Wakefield, WF1 3AB

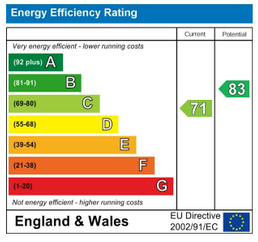
For Sale Freehold £425,000

Enjoying a tucked away position within this sought after residential development, this impressive four bedroom detached family home offers spacious and well balanced accommodation, complemented by attractive gardens, ample parking and a double integral garage.

Benefiting from gas central heating and double glazing throughout, the accommodation briefly comprises a welcoming entrance hallway, guest w.c., kitchen/breakfast room, separate utility room, generous lounge, and a formal dining room. To the first floor, there are four well proportioned bedrooms, including a principal suite with en suite shower room, together with a modern family bathroom serving the remaining bedrooms. Externally, the property enjoys a lawned front garden with mature shrubs and a tarmacadam driveway providing off street parking leading to the double garage. To the rear, a well maintained lawned garden with a flagged patio area offers an ideal space for outdoor dining and family gatherings.

Perfectly placed for a range of local amenities including shops, highly regarded schools, and regular bus routes, the property also benefits from excellent access to the motorway network for those wishing to commute further afield.

A superb family home offering space, comfort, and convenience in a desirable location, an early viewing is highly recommended to fully appreciate the quality of accommodation on offer.



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

ENTRANCE HALL
Entered via a panelled front door with coving to the ceiling, radiator, stairs to the first floor landing and doors leading to the kitchen, lounge, and downstairs w.c.

W.C.
Fitted with a low flush w.c, wash basin on pedestal with tiled splashback, wood effect flooring and radiator.

LOUNGE
20'6" x 11'8" (6.26m x 3.56m)
A double glazed UPVC bay window to the front and a further window to the side. Features a gas fire (currently capped off) with marble hearth and back and wood surround, two radiators and coving to the ceiling.

DINING ROOM
11'8" x 11'3" (3.56m x 3.43m)
A radiator, coving to the ceiling and double glazed UPVC French doors to the rear garden. A squared archway opening through to the lounge.

KITCHEN/BREAKFAST ROOM
15'1" x 9'6" (4.60m x 2.91m)
Comprising a range of wall and base units with work surfaces over incorporating a 1½ stainless-steel sink and drainer with mixer tap. A four ring gas hob with stainless steel splashback and extractor hood, integrated oven and grill, and space for a fridge and freezer. Two double glazed UPVC windows to the rear, part tiled walls, spotlights to the ceiling, fully tiled flooring, radiator and door to storage cupboard. A door leads to the dining room and a squared archway opens into the utility room.

UTILITY ROOM
7'8" x 6'8" (2.34m x 2.04m)
Fitted with a work surface incorporating a stainless steel sink, drainer and mixer tap with base units beneath. Plumbing for a washing machine, space for a dryer and the boiler is housed here. door and double-glazed window to the rear, fully tiled flooring, and a radiator. A further door provides access to the garage.

DOUBLE GARAGE
16'7" x 18'1" (5.07m x 5.52m)
Two up and over doors, lighting and power.

FIRST FLOOR LANDING
Loft access and doors leading to four bedrooms and the family bathroom.

BEDROOM ONE
11'10" x 11'9" plus 5'9" x 2'10" (3.62m x 3.60m plus 1.76m x 0.87m)
A radiator, double glazed window to the front, coving to ceiling and two fitted storage cupboards. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'8" x 5'4" (2.65m x 1.65m)
Low flush w.c., wash basin, and shower cubicle with mixer shower. Fully tiled walls, wood effect flooring, radiator, double glazed frosted window to the side and spotlights to the ceiling.

BEDROOM TWO
11'10" x 11'7" (3.63m x 3.55m)
Double glazed windows to the front and a radiator.

BEDROOM THREE
8'7" (min) x 10'5" (max) x 11'6" (2.64m (min) x 3.18m (max) x 3.51m)
A radiator and double glazed window to the rear.

BEDROOM FOUR
8'8" x 9'5" (2.65m x 2.89m)
A radiator and double glazed window to the rear.

BATHROOM/W.C.
5'7" x 7'8" (1.72m x 2.34m)
A low flush w.c., wash basin on pedestal, and panelled bath with mixer shower over. Fully tiled walls around the bath, part tiled walls, wood effect flooring, radiator and a double glazed frosted window to the rear.

OUTSIDE
To the front, there is a lawned garden with mature shrubs and a tarmac driveway providing off street parking leading to the double integral garage. To the rear, a lawned garden incorporates a flagged patio seating area, perfect for outdoor dining and entertaining.

COUNCIL TAX BAND
The council tax band for this property is E.

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 Wakefield 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.