



WAKEFIELD  
01924 291 294

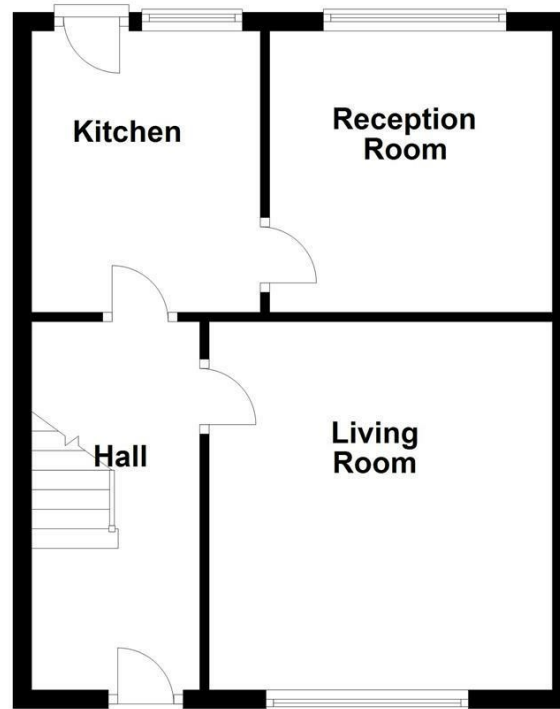
OSSETT  
01924 266 555

HORBURY  
01924 260 022

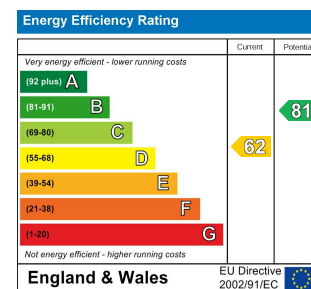
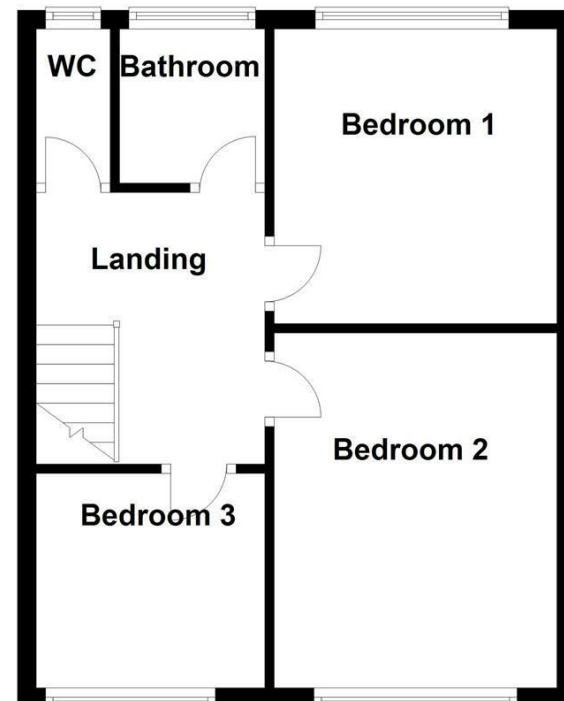
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**Ground Floor**



**First Floor**



**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 offices 01977 808210, 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.



**41 Headlands Road, Ossett, WF5 8HU**

**For Sale Freehold Guide Price £165,000 - £160,000**

Situated in Ossett is this well presented three bedroom mid townhouse property benefitting from three bedrooms, two reception rooms, front and rear gardens.

Property briefly comprises of an entrance hall, living room, kitchen, second reception room/dining room. To the first floor landing, there are three bedrooms with a family bathroom and separate w.c.

Situated in Ossett, this property is ideally located for the town centre and all the shops and amenities Ossett has to offer, including it's twice weekly market. As well as being a short drive away from the motorway network for those looking to travel further afield. Outside there is a decked patio area to the rear, outhouse for storage with flagged and gravel border. To the front, there is a graveled lawn area with walkway and a tree and bush border to one side. There is also a garage in nearby block.

This property would make an ideal first home or even a property investment. A viewing is highly recommended.



#### ACCOMMODATION

##### HALLWAY

Gas central heating radiator, storage cupboard under the stairs and doors leading to kitchen and living room.

##### LIVING ROOM

12'10" x 12'0" (3.93m x 3.67m)

UPVC double glazed window to the front elevation and gas central heating radiator.

##### KITCHEN

9'10" x 8'0" (3.02m x 2.45m)

UPVC double glazed window to the rear elevation with UPVC door with frosted panels to the rear. Fitted kitchen with wall and base units for storage, stainless steel sink and drainer with hot and cold taps, space for a gas cooker, space for fridge/freezer and space for washing machine. Partially tiled walls and door leading to second reception room.



##### RECEPTION ROOM

9'10" x 9'11" (3.02m x 3.03m)

Could be used as a dining room. UPVC double glazed window to the rear elevation, gas central heating radiator, wall and base units to one side for storage with laminate work tops.



##### FIRST FLOOR LANDING

Access to three bedrooms, bathroom/w.c and separate w.c. with built in storage cupboard for storage.

##### BEDROOM ONE

10'3" x 10'0" (3.13m x 3.05m)

UPVC double glazed window to the rear elevation with gas central heating radiator.



##### BEDROOM TWO

12'8" x 10'0" (3.88m x 3.05m)

UPVC double glazed window to the front elevation, gas central heating radiator with fitted storage along one side.



##### BEDROOM THREE

8'2" x 7'6" (2.49m x 2.30m)

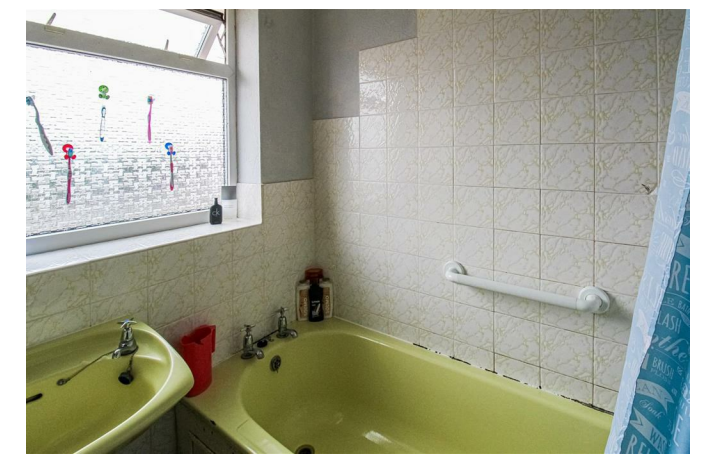
UPVC double glazed window to the front elevation with gas central heating radiator.



##### BATHROOM/W.C.

5'4" x 5'1" (1.65m x 1.57m)

UPVC double glazed frosted window to the rear elevation, wash hand basin and bath with wall mounted electric shower. Partially tiled along walls, fully tiled along the bath and gas central heating radiator.



##### W.C.

2'9" x 5'6" (0.84m x 1.68m)

Low flush w.c. and UPVC double glazed frosted window to the rear elevation.

##### OUTSIDE

Decked patio area to the rear, space for hot tub or seating area, outhouse for storage, flagged and gravel border with a flagged walkway down to the rear garden. To the front of the property, there is a gravelled lawn area with walkway and a tree and bush border to one side. There is also a garage in nearby block.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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 six 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.