



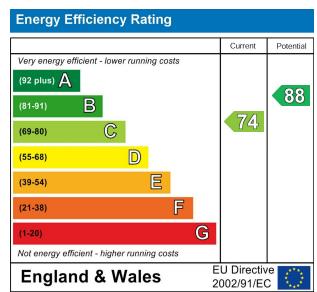
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 11 Headlands Road, Ossett, WF5 8HY

**For Sale Freehold £169,950**

Situated in the sought after area of Ossett is this superbly presented two bedroom mid terrace property, tastefully decorated throughout the property benefitting from spacious reception space and an attractive low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with access down to the cellar which has a further store room. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a small buffer garden with pathway to the front door. To the rear is a low maintenance rear garden with stone paved patio area, perfect for fresco dining, surrounded by walls and timber fencing.

Ossett is a very pleasant residential area, which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools. There is good access to a range of amenities including shops and schools, whilst there is good access to the M1 motorway, which is only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front door, central heating radiator, staircase to the first floor landing and door to the living room.

### LIVING ROOM

13'11" x 12'1" [max] x 10'11" [min] [4.25m x 3.7m [max] x 3.33m [min]]  
UPVC double glazed window to the front, an opening to the kitchen/diner, central heating radiator, coving to the ceiling, spotlights and decorate fireplace with electric fire and wooden mantle.



### KITCHEN/DINER

12'1" x 15'2" [max] x 13'3" [min] [3.7m x 4.63m [max] x 4.04m [min]]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash



### CELLAR

6'2" x 15'4" [max] x 12'2" [min] [1.88m x 4.68m [max] x 3.71m [min]]  
Plastered with paved floor, spotlights to the ceiling, central heating radiator, UPVC double glazed window to the front and an opening to a fully plastered store area (1.17m x 1.45m) with spotlights and paved.

### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

### BEDROOM ONE

13'11" x 14'1" [max] x 10'1" [min] [4.25m x 4.31m [max] x 3.08m [min]]  
Two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling and a range of fitted wardrobes and storage units.



### BEDROOM TWO

12'2" x 9'4" [max] 8'2" [min] [3.73m x 2.87m [max] 2.49m [min]]  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and a range of fitted wardrobes.



### BATHROOM/W.C.

8'11" x 5'6" [2.72m x 1.68m]  
UPVC double glazed frosted window to the rear, coving to the ceiling, spotlights, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and bath with overhead shower and glass shower screen. Fully tiled.



### OUTSIDE

To the front of the property is an iron gate providing access to a paved pathway and small pebbled buffer garden. To the rear is a low maintenance rear garden with stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing. There are two timber gates providing a right of access for the bins on the terrace.



### 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.

### 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 local offices.