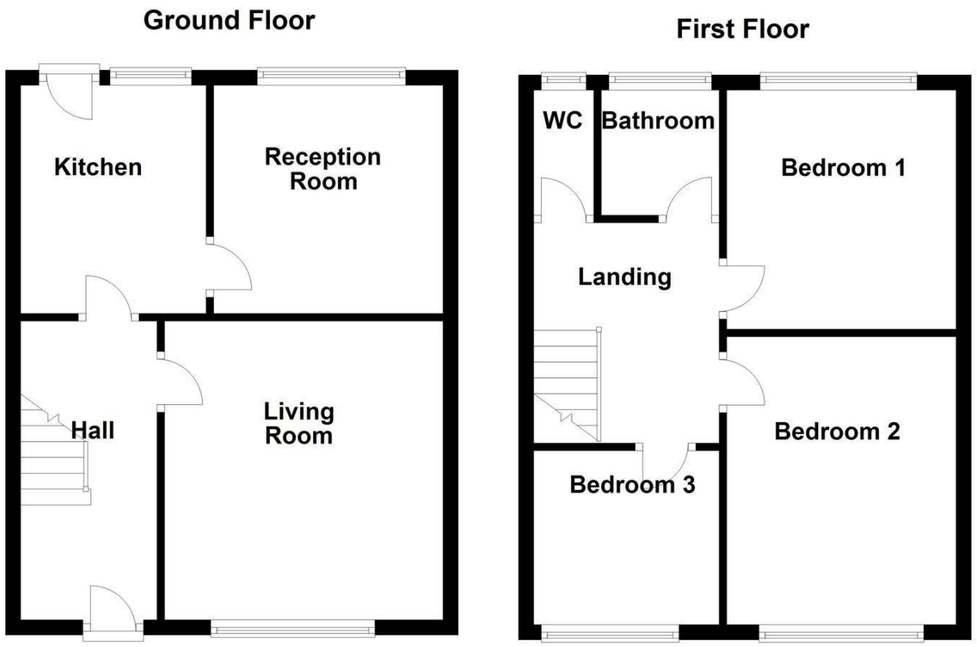


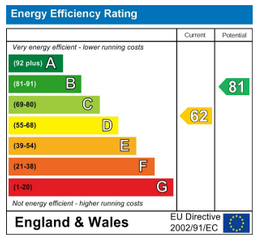


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

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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.

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# 41 Headlands Road, Ossett, WF5 8HU

## For Sale Freehold Guide Price £160,000 - £180,000

Situated in Ossett is this well presented three bedroom mid townhouse property benefitting from three bedrooms, two receptions 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 graveled 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.