



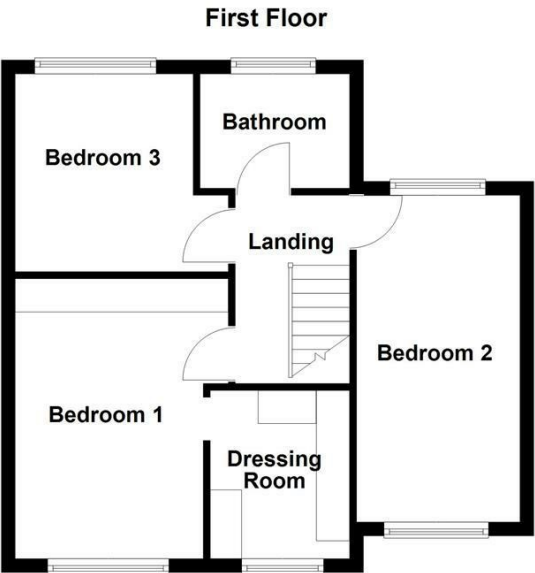
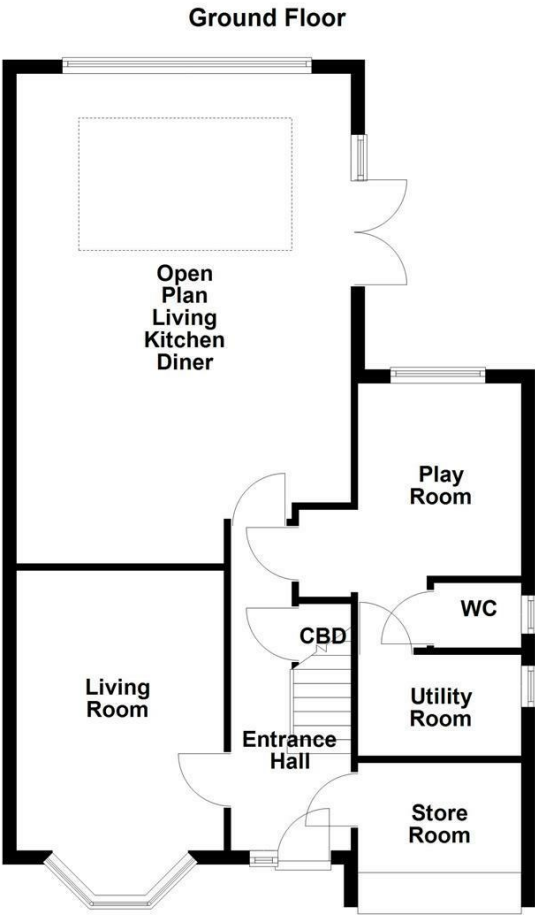
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

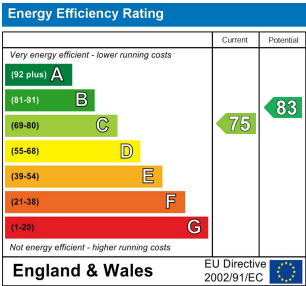


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Headlands Walk, Ossett, WF5 8RA

For Sale Freehold £395,000

A fantastic opportunity to purchase this superb three bedroom detached family home, renovated throughout to an exceptional standard and offering stylish, contemporary living space ideal for modern family life.

The property is centred around a stunning open plan living kitchen diner, featuring a lantern roof and integrated lighting, a central island with breakfast bar, a full range of integrated appliances, granite work surfaces and underfloor heating beneath electric tiled flooring. French doors provide seamless access and views over the beautifully landscaped rear garden, creating an excellent indoor-outdoor living environment. In addition, there is a beautifully presented living room with access to useful under-stairs storage and a built in store room, while the entrance hallway also leads to a versatile playroom. The playroom provides access to a downstairs w.c. and an impressive utility room fitted with granite work surfaces and a large inset sink, with space for laundry appliances. A staircase then leads to the first floor landing, which serves three well proportioned double bedrooms and the house bathroom. Bedroom one benefits from fitted wardrobes and an opening through to a dedicated dressing area with further fitted storage. Bedroom two enjoys dual aspect windows to both front and rear elevations. The accommodation is completed by a modern three piece family bathroom. Externally, a patterned concrete driveway provides ample off-road parking alongside a lawned front garden. To the rear, a landscaped garden offers excellent outdoor entertaining space, including two-tier Indian stone patios, the upper with a pergola, glass roof and built-in projector screen, plus lawn and pebbled seating areas with feature pond. The garden is fully enclosed and also benefits from external lighting, power sockets, and hot and cold water connections.

The property is situated within the popular town of Ossett, conveniently located for local amenities and well regarded schools, while regular bus services provide easy access to Wakefield city centre. The M1 motorway network is only a short drive away, making the property ideal for commuters travelling further afield.

Only a full internal inspection will truly reveal the quality and space on offer at this outstanding home, and early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall with Kardean flooring, a central heating radiator, and coving to the ceiling. Doors provide access to the living room, open plan living kitchen diner, playroom, and a useful understairs storage cupboard with a smaller access door. There is also a further door leading into the storeroom. A staircase leads to the first floor landing, and two UPVC double glazed frosted panel windows sit to the front aspect adjacent to the entrance door.

LIVING ROOM

9'10" x 13'4" [3.02m x 4.07m]

Timber clad feature wall with two wall lights, coving to the ceiling, central heating radiator and Kardean flooring. A UPVC double glazed bay window overlooks the front aspect.



PLAY ROOM

7'8" x 12'6" [2.36m x 3.82m]

Built-in bench with fitted drawers and storage beneath the window, central heating radiator and contemporary white radiator. A UPVC double glazed window overlooks the rear garden, and two internal doors provide access to the utility room and downstairs w.c. Kardean flooring and inset ceiling spotlights.

W.C.

4'1" x 3'1" [1.26m x 0.96m]

Fitted with a low flush w.c. with concealed cistern and wash basin with mixer tap, tiled splashback and vanity storage below. A UPVC double glazed frosted window to the side elevation with marble sill and Kardean flooring.

UTILITY ROOM

4'9" x 7'8" [1.47m x 2.34m]

Fitted with contemporary dark grey units with granite work surface over incorporating plumbing and space for a washing machine and dryer beneath. Built-in sink with mixer tap and shower attachment, partial wall tiling, inset ceiling spotlights and Kardean flooring. A UPVC double glazed frosted window overlooks the side aspect.

OPEN PLAN LIVING KITCHEN DINER

22'6" [max] x 20'5" [min] x 16'1" [6.88m [max] x 6.23m [min] x 4.92m]

A superb open plan space featuring a 'self cleaning' glazed lantern roof with inset ceiling spotlights and additional feature lighting. The kitchen area is fitted with a range of shaker style wall and base units with granite work surfaces and tiled splashbacks, Belfast ceramic sink with mixer tap, and a central island with seating for three and additional storage. Appliances include four ring Neff induction hob with extractor fan, two integrated Neff ovens with warming drawer, integrated full size Zanussi dishwasher, integrated fridge, integrated freezer, and pull-out pantry cupboard. The room benefits from underfloor heating and fully tiled flooring throughout. A large UPVC double glazed window overlooks the rear garden, while UPVC double glazed French doors with side panels open directly onto the garden.



FIRST FLOOR LANDING

Kardean flooring and doors leading to three bedrooms and the house bathroom.

BATHROOM/W.C.

5'5" x 7'0" [1.66m x 2.14m]

Three piece suite including freestanding roll top bath with claw feet and mixer tap with shower attachment, separate mixer shower with rainfall head and bi-fold glass screen, low flush w.c., and wall hung wash basin with chrome taps and tiled splashback. Partially tiled walls, fully tiled flooring, chrome towel radiator, inset ceiling spotlights, extractor fan and frosted UPVC double glazed window to the rear.



BEDROOM ONE

10'1" [max] x 8'11" [min] x 11'6" [3.08m [max] x 2.73m [min] x 3.52m]

Kardean flooring, central heating radiator, inset ceiling spotlights and a feature timber clad wall to the head of the bed. A UPVC double glazed window overlooks the front elevation, and fitted wardrobes run along one wall. An archway leads into the dressing room.



DRESSING ROOM

6'11" x 7'11" [2.13m x 2.42m]

Range of wardrobes providing extensive storage, Kardean flooring, central heating radiator, inset ceiling spotlights, loft access and a UPVC double glazed window overlooking the front elevation, along with a feature part timber wall.

BEDROOM TWO

7'7" x 15'7" [2.33m x 4.76m]

Dual aspect room with UPVC double glazed windows to both the front and rear elevations, Kardean flooring and contemporary white radiator.



BEDROOM THREE

10'0" [max] x 8'10" [min] x 9'4" [3.06m [max] x 2.70m [min] x 2.87m]

Kardean flooring, central heating radiator, dado rail and UPVC double glazed window overlooking the rear elevation.

OUTSIDE

To the front is an attractive lawned garden and concrete driveway providing parking for several vehicles and access to the built-in storeroom via a manual up and over door, being the remaining section of the converted garage. A timber gate to the side leads to the rear garden, and there is a covered porch with external lighting and an electric vehicle charging point. The rear garden features Indian stone paved pathways and patios with planted borders, inset uplighting, and steps leading to further seating areas. A timber pergola with glass roof provides an excellent entertaining space, complete with integrated projector for outdoor cinema use. The garden continues onto a lawn with pebbled seating area and a feature pond, all enclosed by timber fencing for privacy and security. A hot and cold external water supply is also provided to the rear of the playroom wall.



COUNCIL TAX BAND

The council tax band for this property is D.

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.