



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

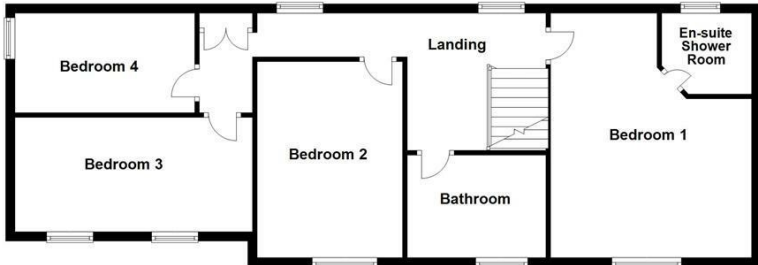
PONTEFRACT & CASTLEFORD

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
 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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 61	Potential: 79
England & Wales EU Directive 2002/91/EC	

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.

Headlands Road, Ossett, WF5 8HY

For Sale Freehold £635,000

Offering a wealth of character throughout is this substantial period home dating back to the Victorian age and adjoining the former Coach House and converted stables. A stunning looking stone fronted property which offers spacious and flexible accommodation throughout and would make a fantastic home for the growing family.

Benefitting from UPVC double glazing with sash windows, CCTV to front and back, outdoor lighting, electric car charging point and gas central heating, the property fully comprises of garden room, breakfast/kitchen room, utility room, downstairs w.c., garage, living room, entrance hall and drawing room/study to complete the ground floor. Stairs to the first floor lead to the four well proportioned bedrooms, with bedroom one boasting en suite shower room and additional main house bathroom with a four piece Lefroy Brooks suite. Outside there is an artificial lawned garden with plants, trees and shrubs bordering incorporating feature Yorkshire stone terrace patio areas and a driveway to the side providing off street parking for one vehicle leading to a garage with electric operated door.

Enjoying a tucked away position and situated in a prime part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and Ossetts twice weekly market. For those look to commute further afield, there is great access to the motorway network.

Only a full internal appraisal will fully appreciate what this delightful home has to offer. Superbly appointed throughout and offering a blend of modern conveniences and period features.










OPEN 7 DAYS A WEEK

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ACCOMMODATION

GARDEN ROOM

12'0" (max) x 12'1" [3.68m (max) x 3.69m]

Travertine tiled floor, radiator, opens into the bespoke fitted breakfast/kitchen room. Integrated audio, two radiators, double glazed timber framed Velux windows and UPVC sash windows to the side and front.



BREAKFAST/KITCHEN ROOM

14'5" x 17'0" [4.40m x 5.20m]

Range of modern fitted wall and base units with feature granite work surface over with granite splash back, space for a Range cooker and space for an American style fridge freezer. Breakfast island bar with granite work surface over and base units, integrated dishwasher and 1.5 stainless steel Franke sink and granite drainer. Wood burner with original fire surround, Yorkshire stone hearth and tiled insert. UPVC double glazed frosted sash windows to the rear, creole, radiator and deep coving to the ceiling. Door to utility room.

UTILITY

8'2" x 4'5" [2.49m x 1.35m]

Velux double glazed timber framed window to the side, wall and base units with granite work surface over and granite splash back, travertine tiled floor, integrated automatic washing machine, radiator and doors to the garage and downstairs w.c.

GARAGE

9'4" x 18'7" [2.85m x 5.67m]

Electric door and the boiler is housed here.

W.C.

High flush w.c., radiator, wash basin, travertine tiled floor and double glazed timber framed skylight window to the side.

LIVING ROOM

17'3" x 15'10" [5.28m x 4.84m]

Feature lincrusta, picture rail, detailed coving to the ceiling, UPVC double glazed sash window to the front, two radiators, deep skirting board and door down to the cellar which could be used for a variety of purposes. Gas fire with feature surround, tiled hearth and detailed tiled insert. Door into entrance hall.



ENTRANCE HALL

Composite entrance door, stairs to the first floor landing with feature archway, detailed lincrusta, picture rail and detailed coving to the ceiling. Door to the drawing room/study.

DRAWING ROOM/STUDY

15'5" x 17'3" [4.71m x 5.28m]

UPVC double glazed sash window to the front, fitted bookcases either side of the chimney breast, gas fire with full limestone fire surround, deep skirting board, lincrusta, detailed coving to the ceiling and picture rail.



CELLAR

FIRST FLOOR LANDING

UPVC double glazed frosted sash windows to the rear, radiator, storage cupboard, loft access and doors to four bedrooms and bathroom.

BEDROOM ONE

17'4" x 15'5" (max) [5.30m x 4.71m (max)]

UPVC double glazed sash window to the front, original fire surround, cornice to the ceiling, picture rail, radiator and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'6" x 5'2" [1.70m x 1.60m]

Double shower cubicle with mixer shower, travertine tiled walls and floor, low flush w.c., wash basin on a travertine mount, UPVC double glazed frosted window to the rear, recess LED ceiling spotlights and heated chrome towel radiator.

BEDROOM TWO

14'2" x 10'11" [4.34m x 3.33m]

UPVC double glazed sash window to the front, cornice to the ceiling, picture rail, original fire surround, airing cupboard and built in wardrobe space.



BEDROOM THREE

16'11" x 7'10" [5.17m x 2.39m]

UPVC double glazed sash windows to the front, radiator and coving to the ceiling.

BEDROOM FOUR

6'3" x 12'7" [1.92m x 3.84m]

UPVC double glazed sash window to the side and radiator.

BATHROOM/W.C.

8'0" x 9'6" [2.45m x 2.90m]

Four piece suite by Lefroy Brooks comprising high flush w.c., feature freestanding roll top bath with claw feet, shower cubicle with mixer shower, part tiled walls and floor, UPVC double glazed frosted window to the front with window shutters and feature cast iron radiator, dado rail, coving to the ceiling and pedestal wash basin.



OUTSIDE

To the front there are Yorkshire stone terrace patio areas and artificial lawned garden with plants, trees and shrubs bordering. The property is accessed via a gate and side gate. A driveway to the side provides off street parking leading to a garage with electric door.



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 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.