WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

40 Headland Lane, Earlsheaton, Dewsbury, WF12 8JU

For Sale Freehold £395,000

A superb opportunity to purchase this three bedroom detached farm house renovated an extremely high standard throughout benefitting from spacious reception rooms, generous off road parking with attached garage and enclosed gardens to the front, side and rear.

The property briefly comprises of a large entrance hall leading to the sitting/dining room, kitchen with access down to the cellar, utility room and living room. The first floor landing leads to three double bedrooms and four piece suite house bathroom/w.c. Outside to the front is a a large paved patio area overlooking a low maintenance wood chipped rockery border, enclosed by timber panelled surround fences on three sides. A pebbled pathway leads to the front door with corner timber decked patio and paved seating area. A timber gate accesses the pebbled driveway to the side providing ample off road parking for at least six vehicles and access to the large attached garage. A paved pathway with a timber gate accesses the enclosed side garden with large timber shed and opens up to a pebbled seating area with planted borders and walls surrounding. Whilst to the rear, a Yorkshire stone paved patio area leading with an Indian stone paved patio, completely enclosed by solid walls and timber panelled surround fences.

Located close to amenities such as shops and schools within close proximity to the M62/M1 motorway links perfect for the commuter looking to travel further afield.

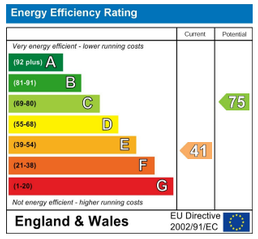
Simply a stunning example of a characterful period home which truly deserves an early viewing to fully appreciate what this wonderful home has to offer

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.

ACCOMMODATION

ENTRANCE HALL
Tiled floor, staircase to the first floor landing, an opening with continuation of the entrance hall, UPVC double glazed window to the rear aspect, inset spotlights to the ceiling, exposed stone walls on two sides and central heating radiator. Doors to the kitchen, living room and sitting/dining room.

SITTING/DINING ROOM
14'8" x 18'0" [4.49m x 5.50m]
Two original beams to the ceiling, multi fuel cast iron burner inset onto a Yorkshire stone hearth with exposed brick interior and solid curved wooden mantle. UPVC double glazed window overlooking the front aspect with built in window seat, laminate flooring, tall skirting boards and log store to either side of the chimney breast. Door providing access into the kitchen.

KITCHEN
9'4" x 13'10" [2.86m x 4.22m]
Range of wall and base units with solid wooden work surface over and tiled splash back. Large stainless steel sink with smart tap which has integrated waterfall attachment, filtered water tap, soap dispenser and a glass washer facility. Yorkshire stone hearth, decorative brick interior and solid stone surround. Display cabinets with glass shelving, integrated dishwasher, integrated double oven and grill with four ring ceramic hob and chrome cooker hood over. Space for a freestanding fridge/freezer, chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed window with tiled window sill overlooking the rear aspect. Fully tiled floor, door providing access down to the additional cellar room on the lower ground floor and feature solid stone archway providing access into the utility room.

CELLAR
14'5" x 10'1" [4.41m x 3.09m]
Light within.

UTILITY
7'3" x 6'0" [min] x 10'3" [max] [2.23m x 1.84m [min] x 3.14m [max]]
Range of wall and base units with solid wooden work surface over and tiled splash back above. Space and plumbing for a washing machine, fully tiled floor, central heating radiator, inset spotlights to the ceiling and doors to a cloakroom cupboard and downstairs w.c. Exposed stone wall, UPVC double glazed window and door to the side aspect.

W.C.
3'10" x 2'11" [1.17m x 0.89m]
Low flush w.c. and tiled floor.

LIVING ROOM
17'5" x 18'2" [5.33m x 5.54m]
Three exposed beams to the ceiling, two UPVC double glazed windows overlooking the front aspect and four UPVC double glazed windows overlooking the rear aspect. Multi fuel cast iron burner inset onto a Yorkshire stone hearth, stone surround and solid wooden mantle. Built in timber wood store with fixed shelving to the left of the chimney breast and central heating radiator.

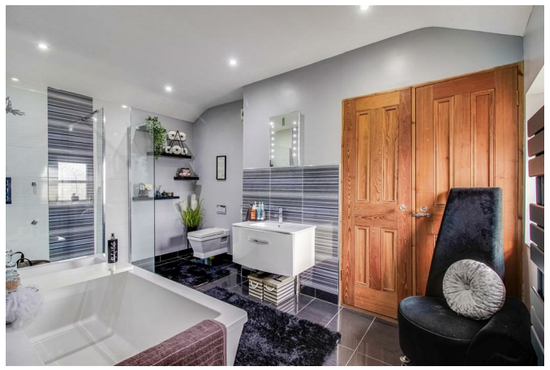
FIRST FLOOR LANDING
Two central heating radiators, inset spotlights to the ceiling and doors to three bedrooms and the house bathroom. Four UPVC double glazed windows overlooking the rear elevation.

BEDROOM ONE
12'2" x 18'0" [3.72m x 5.50m]
UPVC double glazed window overlooking the front elevation with window seat, central heating radiator and two exposed beams to the ceiling.

BEDROOM TWO
14'6" x 10'10" [4.43m x 3.31m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE
14'8" x 10'5" [4.48m x 3.20m]
Victorian fireplace, UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
13'5" x 7'10" [min] x 9'0" [max] [4.11m x 2.39m [min] x 2.75m [max]]
Four piece suite comprising freestanding roll top with centralised chrome mixer tap, large wall mounted ceramic wash basin built into vanity drawers with chrome mixer tap and tiled splash back, concealed low flush w.c. and walk in shower cubicle with two solid glass shower screens, mixer shower and jacuzzi style jets. Double doored built in cloakroom cupboard, vanity mirror with built in lighting, inset spotlights to the ceiling, fully tiled floor, dark grey ladder style radiator and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE
To the front of the property there is a large paved patio area, perfect for entertaining and dining purposes overlooking a low maintenance wood chipped rockery border with bushes and timber panelled surround fences on three sides. A pebbled pathway leads to the front door with corner timber decked patio and paved seating area. A timber gate accesses the pebbled driveway to the side providing off road parking for at least six vehicles and an attached garage. To the left of the garage is a paved pathway leading to a timber gate accessing the enclosed side garden with large timber shed and opens up to a pebbled seating area with planted borders and walls surrounding. The rear aspect accessed from the side of the garage there is a Yorkshire stone paved patio area leading with an Indian stone paved patio, completely enclosed by solid walls and timber panelled surround fences.

GARAGE
30'8" x 18'5" [9.37m x 5.62m]
Timber sliding doors to the front with power and light, three UPVC double glazed frosted windows, loft access to the partially boarded loft providing useful storage and a working pit.

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.