Richard Kendall Estate Agent

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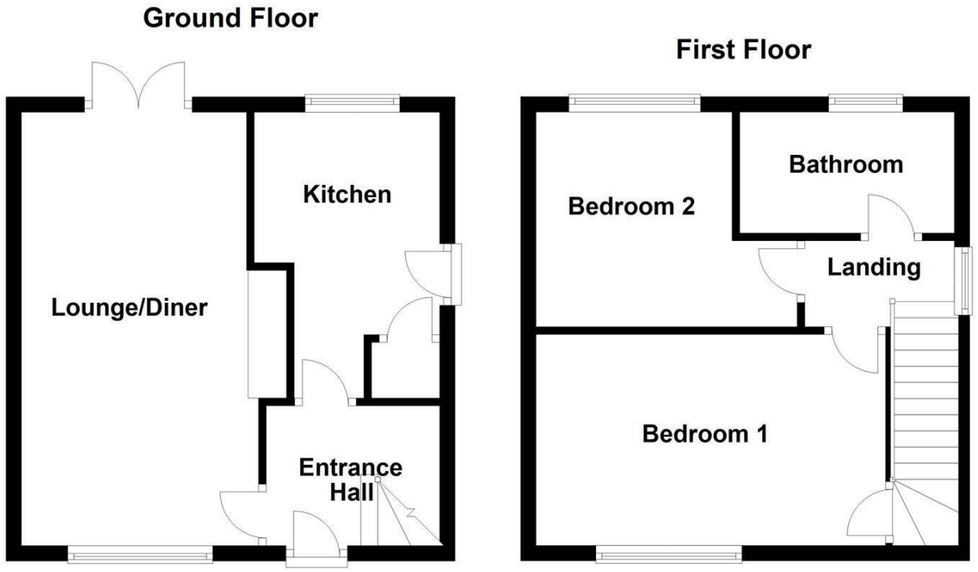


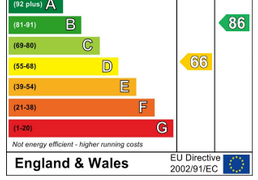
69 Headlands Road, Ossett, WF5 8HU

For Sale Freehold £215,000

Modern throughout and finished to a high standard, this well presented end terrace home offers two generous double bedrooms and would make an ideal purchase for a first time buyer or young family. The property features a stunning kitchen and a contemporary four piece house bathroom, along with a landscaped rear garden and off road parking. Further benefits include UPVC double glazing and gas central heating. An early viewing is highly recommended.

The accommodation fully comprises of entrance hall, spacious lounge diner with UPVC double glazed French doors opening onto the rear garden, modern kitchen with a pantry off, first floor landing, two double bedrooms and the house bathroom. Outside, the property has gardens to the front and rear with off road parking to the side.

The property is located close to local amenities and schools within the surrounding area. Local bus routes travel to and from Wakefield city centre and the M1 motorway is only a short distance away perfect for those wishing to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



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
Composite front entrance door, staircase leading to the first floor landing, central heating radiator, doors leading to the lounge diner and kitchen.

KITCHEN
12'2" x 7'11" (3.73m x 2.42m)
A range of wall and base high gloss units with laminate work surface over, tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, plinth lighting, integrated oven and grill, four ring ceramic electric hob with cooker hood over having downlights. Space for large fridge freezer, UPVC double glazed window to the rear, UPVC double glazed side entrance door and central heating radiator. Door into pantry with space for a dryer and having fully tiled walls.

LOUNGE DINER
10'0" x 18'8" (3.07m x 5.69m)
UPVC double glazed window to the front, UPVC double glazed French doors leading out to the rear, coving to the ceiling, two central heating radiators, decorative fireplace with tiled interior.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the side, loft hatch with bi-folding drop down ladder accesses the loft with power, light, Velux double glazed window, pitched sloping ceiling, carpeted and boarded. Doors leading to the bathroom/w.c. and bedrooms.

BEDROOM ONE
8'11" x 14'10" (2.74m x 4.53m)
UPVC double glazed window to the front, central heating radiator, partial coving to the ceiling, door into boiler cupboard with shelving.

BEDROOM TWO
11'5" x 9'6" (3.49m x 2.90m)
UPVC double glazed window to the rear, partial coving to the ceiling and central heating radiator.

BATHROOM
8'7" x 9'3" (2.64m x 2.83m)
Four piece bathroom suite comprising curved shower cubicle with thermostatic shower, low flush w.c., pedestal wash basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome mixer tap, Vanity mirror, tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the rear, central heating radiator.

OUTSIDE
Concrete driveway providing off road parking with a timber gate opening onto Indian stone paved pathway, low maintenance slate front garden with solid railway sleep edges. Indian stone paved pathway and outside lighting. Cast iron gate and the Indian stone paved pathway continues. The rear garden has large Indian stone paved patio area perfect for entertaining and dining purposes. Attractive lawned garden, a timber shed and timber panelled fences. Slate edges, two water points (hot and cold).

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.