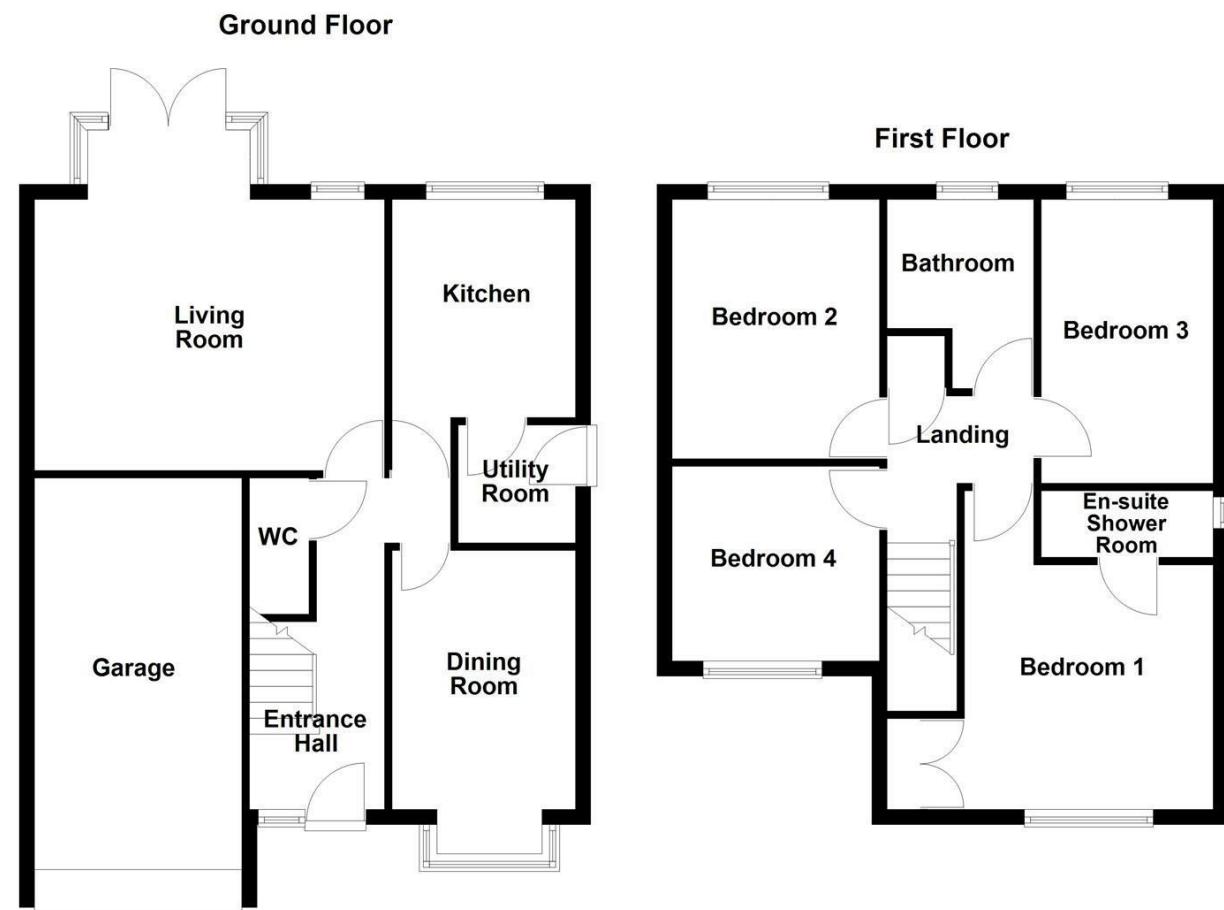




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27 Headingley Mews, Wakefield, WF1 3AB

For Sale Freehold £400,000

Located on this modern and attractive development sits this four bedroom detached family home. Benefitting from ample reception space, off road parking, UPVC double glazing and gas central heating, this property is certainly not one to be missed.

The property briefly comprises of entry through a composite front entrance door into the entrance hall with access to the dining room, living room, downstairs W.C., and kitchen. From the kitchen there is access to the utility room which provides access to the side of the property and comprises the accommodation on the ground floor. Upstairs, to the first floor landing, there is access to four bedrooms and the house bathroom. Bedroom one benefits from an en suite shower room and fitted wardrobes. Outside, to the front of the property, a tarmac driveway offers off road parking for two vehicles, alongside a lawned garden with a paved path and planted borders. One side features an integral single garage with manual up and over door whilst the other side has a paved path leading to the rear. The rear garden includes an Indian stone patio beneath a timber pergola, a lawned area with further paving, ideal for outdoor dining and entertaining purposes and planted borders, all enclosed by timber fencing.

The property is located close to amenities such as shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is only a short drive away. Wakefield Westgate train station is a ten minute drive away and local bus routes travel to and from Wakefield city centre.

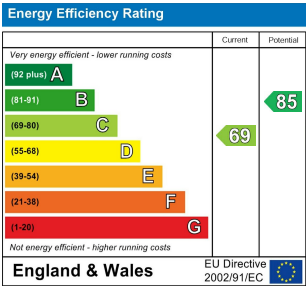
Only a full internal inspection will reveal all that is on offer at this quality home and a viewing is highly recommended to avoid any disappointment.

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 door into the entrance hall. UPVC double glazed window to the front, dado rail, central heating radiator, coving to the ceiling, stairs to the first floor landing. Doors to the downstairs W.C., living room, kitchen and the dining room.

DOWNSTAIRS W.C.

5'10" x 2'7" [1.80m x 0.79m]

Central heating radiator, extractor fan. Pedestal wash basin with mixer tap and tiled splashback, low flush W.C..

LIVING ROOM

11'9" x 15'1" [3.59m x 4.61m]

UPVC double glazed bay French doors to the rear garden, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



DINING ROOM

11'0" x 8'0" [3.36m x 2.45m]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling.



KITCHEN

7'11" x 11'9" [max] x 9'5" [min] [2.43m x 3.59m [max] x 2.88m [min]]

UPVC double glazed window to the rear, central heating radiator, spotlights, door into the utility room. A range of wall and base units with laminate worksurface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with stainless steel splashback and a cooker hood over, space for a fridge freezer, integrated dishwasher.

UTILITY ROOM

5'10" x 4'11" [1.79m x 1.52m]

Side entrance UPVC double glazed door. Plumbing and drainage for a washing machine, spotlights, extractor fan, central heating radiator.

FIRST FLOOR LANDING

Doors to four bedrooms, the house bathroom and a storage cupboard. Loft access, coving to the ceiling.

BEDROOM ONE

12'4" x 14'1" [max] x 10'7" [min] [3.78m x 4.30m [max] x 3.23m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door to the en suite shower room.



EN SUITE SHOWER ROOM

3'2" x 7'8" [0.99m x 2.35m]

Frosted UPVC double glazed window to the side, spotlights, extractor fan, ladder style central heating radiator. Comprising of a three piece suite with an enclosed shower cubicle with a glass shower screen and a mixer shower, pedestal wash basin with mixer tap, low flush W.C..

BEDROOM TWO

9'0" x 11'4" [2.75m x 3.47m]

UPVC double glazed window to the rear, picture rail, central heating radiator.



BEDROOM THREE

7'8" x 12'3" [2.35m x 3.74m]

UPVC double glazed window to the rear, central heating radiator, picture rail.



BEDROOM FOUR

8'5" x 9'0" [2.58m x 2.75m]

UPVC double glazed window to the front, central heating radiator, picture rail.

HOUSE BATHROOM

6'3" x 8'3" [max] x 5'7" [min] [1.92m x 2.54m [max] x 1.71m [min]]

Frosted UPVC double glazed window to the rear, spotlights, extractor fan, ladder style radiator. Comprising of a three piece suite with a panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush W.C..



OUTSIDE

To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles with an attractive lawned front garden with a paved pathway and planted borders. To one side there is an integral single garage with a manual up and over door, whilst to the other there is a paved pathway leading down the side of the property to the rear. To the rear of the property there is an Indian stone paved patio area under a timber wooden pergola, an attractive lawned garden with a further paved pathway, perfect for outdoor dining and entertaining purposes. There are planted borders to either side of the rear garden and it is fully enclosed by timber fencing.



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.

EPC RATING

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

VIEWINGS

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