



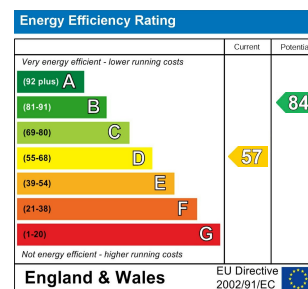
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**MORTGAGES**

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.



**17 Headlands Road, Ossett, WF5 8HY**

**For Sale Freehold £185,000**

This traditional three bedroom mid terrace house boasts spacious living accommodation throughout and is presented to a high standard, suitable for all types of buyers.

The accommodation comprises entrance hall, spacious lounge with understairs storage cupboard having staircase leading to the vaulted cellar, a modern fitted kitchen diner and to the first floor there are three good size bedrooms and modern fitted house bathroom/w.c. Outside, to the front of the property there is a gated entrance to the low maintenance buffer garden, whilst to the rear there is an enclosed garden with low maintenance slate sections, raised borders of plants and shrubs. There is an allocated car parking space within the communal car park.

Ossett is a very pleasant residential area, which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools. There is good access to a range of amenities including shops and schools, whilst there is good access to the M1 motorway, which is only a short distance away.

Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with double glazed frosted sunlight above leading into the entrance hall. Fixed coat rack, central heating radiator and staircase leading to the first floor landing.

### LOUNGE

16'1" x 14'7" [4.91m x 4.45m]

Ceiling rose, coving to the ceiling, picture rail, UPVC double glazed window with lead inserts to the front, electric fire with decorative hearth, matching interior and wooden decorative surround. Central heating radiator, doors to kitchen diner and understairs storage, which leads down to the vaulted cellar.



### VAULTED CELLAR

6'11" x 13'2" [2.12m x 4.03m]

### KITCHEN DINER

9'5" x 11'10" [2.88m x 3.61m]

A range of high gloss wall and base units with solid wooden work surfaces over, tiled splash back, ceramic double sink with mixer tap, plumbing and drainage for an automatic washing machine, space for freestanding fridge freezer, display wall cabinets, integrated oven and grill with four ring gas hob and cooker hood above, central heating radiator, fully tiled floor, UPVC double glazed window with lead inserts to the rear and UPVC double glazed side entrance door with double glazed frosted sunlight above. The combi condensing boiler is housed within a matching cupboard.

### FIRST FLOOR LANDING

Doors to the bedrooms and house bathroom/w.c. Central heating radiator.

### BEDROOM ONE

9'5" x 12'0" [2.88m x 3.66]

Sloping ceiling, UPVC double glazed window to the rear, central heating radiator, laminate flooring.



### BEDROOM TWO

10'1" x 10'11" [3.09 x 3.35]

Coving to the ceiling, picture rail, UPVC double glazed window with lead inserts to the front elevation, central heating radiator.



### BEDROOM THREE

6'5" x 6'1" [1.98m x 1.87m]

UPVC double glazed window to the front elevation, loft access, central heating radiator.

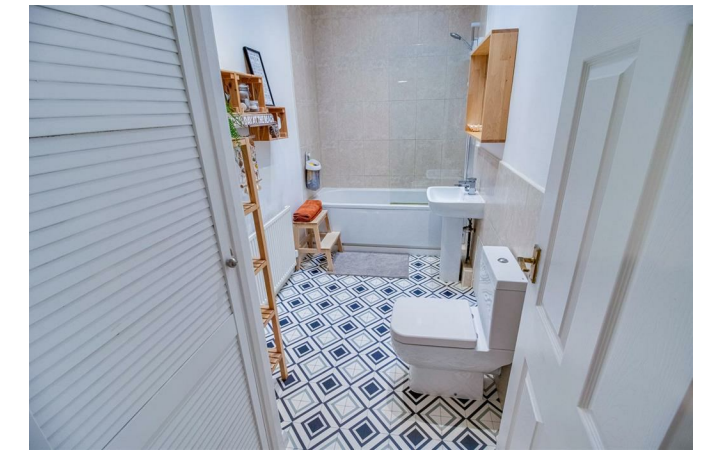


### HOUSE BATHROOM/W.C.

11'7" x 5'7" [3.54m x 1.71m]

Modern fitted bathroom with inset spotlights to the ceiling, extractor fan, double glazed Velux window, three piece suite comprising panelled bath with chrome mixer tap and shower

over, pedestal wash basin and low flush w.c. Part tiled walls, central heating radiator and storage cupboard.



### OUTSIDE

To the front of the property there is a gated entrance to a low maintenance buffer garden with slate sections. To the rear there is an enclosed garden with paved pathway, low maintenance slate sections, paved patio and AstroTurf area with slate borders. Wooden seat, raised shrubbery borders with plants and shrubs. Brick built perimeter wall and gated entrance into communal car parking space to the allocated parking space.



### 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.

### 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.