



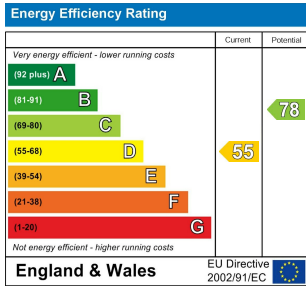
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**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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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.

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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.



**Thornecliffe House Runtlings Lane, Ossett, WF5 8JL**  
**For Sale Freehold Asking Price £350,000**

A superb opportunity to purchase this four bedroom detached family home benefitting from spacious kitchen/diner, sun room, integral garage and attractive rear garden enjoying open aspect views towards Emley Mast.

With UPVC double glazed windows and gas central heating, the property fully comprises of large entrance hall, downstairs w.c., kitchen/diner (with access to the utility room and store room located on the lower ground floor), living room, sun room and integral garage. The first floor landing leads to four good sized bedrooms and modern three piece suite house shower room/w.c. Outside to the front is a low maintenance block paved aspect providing access to the integral garage and steps leading to the entrance hall. To the side and rear is a paved patio area overlooking a larger than average lawned rear garden incorporating further patio area with timber summerhouse and shed boasting open aspect views to Emley Mast.

The property is situated in the sought after area of Ossett which benefits from a twice weekly market and main bus routes run to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Two UPVC double glazed windows overlooking the front aspect, UPVC double glazed door and window to the rear garden, central heating radiator and doors leading to the downstairs w.c., integral single garage, kitchen/diner and living room.

### W.C.

39" x 32" [1.16m x 0.98m]

Low flush w.c., wall hung wash basin with two taps, UPVC double glazed frosted window overlooking the rear aspect, laminate flooring and central heating radiator.

### INTEGRAL GARAGE

165" x 81" [5.01m x 2.47m]

Wall mounted combi condensing boiler housed in here. Manual up and over door to the front and light within.

### LIVING ROOM

132" [min] x 141" [max] x 151" [4.03m [min] x 4.31m [max] x 4.62m]

UPVC double glazed window overlooking the side aspect, central heating radiator, ceiling rose, coving to the ceiling and gas fire on a stone hearth with decorative stone surround inset into the chimney breast. Double timber French doors leading into the sun room.



### SUN ROOM

811" x 143" [2.74m x 4.35m]

Set of UPVC double glazed French doors leading into the rear garden with windows either side. Central heating radiator and UPVC double glazed window to the side aspect. The sun room enjoys valley views to Emley Mast.



### KITCHEN/DINER

151" x 90" [4.61m x 2.76m]

Range of wall and base units with laminate work surface over and laminate upstanding above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob, tiled splash back and cooker hood over. Space for fridge/freezer, display cabinets, fully tiled floor, UPVC double glazed windows to the front aspect, central heating radiator, beams to the ceiling, strip lighting, picture rail, downlights built into the wall cupboards and folding door providing access to the lower ground floor.

### LOWER GROUND FLOOR

Access to the utility room.

### UTILITY ROOM

129" x 910" [3.90m x 3.01m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with two taps, plumbing and drainage for a washing machine, strip lighting and space for a fridge/freezer. Timber door providing access to a store room.

### STORE ROOM

90" x 145" [2.75m x 4.41m]

Insulated floor to the sun room above. Range of base units with laminate work surface over, fixed shelving to the walls, light within and small timber door providing access to the garden.

### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to four bedrooms and the house shower room.

### SHOWER ROOM/W.C.

91" x 510" [2.78m x 1.79m]

Three piece suite comprising walk in shower cubicle with solid glass shower screen and mixer shower, low flush w.c. and ceramic wash basin built into a laminate work surface with chrome swan neck mixer tap and high gloss vanity cupboards below. Fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling, inset spotlights, extractor fan and chrome ladder style radiator. UPVC double glazed frosted window overlooking the front elevation.



### BEDROOM ONE

139" x 112" [4.20m x 3.41m]

Coving to the ceiling, UPVC double glazed windows overlooking the rear elevation, central heating radiator, fitted wardrobes to two walls and fitted dressing table with drawers.



### BEDROOM TWO

124" [max] x 91" [min] x 90" [3.77m [max] x 2.77m [min] x 2.76m]

Range of fitted wardrobes to one wall, UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.

### BEDROOM THREE

108" x 82" [3.26m x 2.49m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted dressing table with drawers.



### BEDROOM FOUR

80" x 114" [2.45m x 3.47m]

UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes to one wall and fitted dressing table with drawers.

### OUTSIDE

To the front of the property there is a block paved area leading to the garage and steps up to the front door. To the side is a paved patio, perfect for outdoor entertaining and dining purposes leading to an attractive lawned garden with planted manicured borders providing access to a further paved patio area at the rear of the garden with a timber summerhouse and shed, fully enclosed by timber panelled surround fences. There are open aspect valley views towards Emley Mast at the rear.



### 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.