



The Willows, Runtlings Lane  
Ossett



# The Willows Runtlings Lane

Ossett, WF5 8JL



A beautifully presented four bedroom detached family home, which is a true gem. It features a sleek, modern kitchen and stylish bathrooms, along with a charming rear balcony that offers sweeping views, including the iconic Emley Moor. The property also boasts a stunning, landscaped tiered garden that's perfect for relaxing and entertaining alike.

Situated in the sought after Ossett is this beautifully presented four bedroom detached family home. The property boasts modern fitted kitchens and bathrooms, a gorgeous rear balcony with far reaching views including those of Emley Moor and a stunning landscaped tiered rear garden with summerhouse.

The property briefly comprises of the entrance hall, downstairs w.c., office/bedroom, living room and kitchen breakfast room. The living room is connected to the kitchen breakfast room and both of which have access to the sitting/dining room, of which leads out to the rear patio. The kitchen breakfast room also leads to the utility, which leads to the side porch. To the first floor landing there are three bedrooms and the house bathroom/w.c. Bedroom one benefiting from en suite shower room facilities and both bedrooms one and two lead out to a generously sized rear balcony, of which has far reaching views and would make an ideal entertaining space. To the front of the property the garden is mainly laid to lawn and incorporates some mature trees and shrubs throughout with wall surround. A block paved driveway provides off road parking for several vehicles and leads to the garage. The second garage is to the other side of the property and with the wall being re-opened would provide further off road parking. Both garages have electric roll up and doors, power, light and separate access doors. Coming round to the rear garden there is a landscaped tiered rear garden which is presented to an impeccable standard and incorporates paved patio areas with slate and LED borders, glass balustrade overlooking the lower tiers, slate pathway and to the lower tier, which is mainly laid to lawn ideal for families and pets as well as giving access to the summerhouse, timber built with power, light and own Wi-fi connection making it ideal for many purposes. The garden is fully enclosed.

This property would make an ideal purchase for a range of buyers looking in the Ossett area, especially the growing family or professional couple who enjoys hybrid working. Only a full internal inspection will show what is to offer at this quality home and so an early viewing is highly advised.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted glass pane leading into the entrance hall, stairs to the first floor landing with glass balustrade, understairs storage cupboard and doors to the living room, kitchen breakfast room, office and downstairs w.c.

### DOWNSTAIRS W.C.

Concealed cistern low flush w.c., wall mounted wash basin with mixer tap and tiled splashback.

### OFFICE/BEDROOM

Column central heating radiator, UPVC double glazed window to the side, UPVC double glazed bow window to the front.

### LIVING ROOM

UPVC double glazed bow window to the front, spotlighting to the ceiling, two column central heating radiators, openings to the kitchen breakfast room and the sitting dining room.

### DINING SITTING ROOM

Set of UPVC double glazed sliding doors to the rear garden opening fully allowing indoor outdoor living. Spotlighting to the ceiling, two column central heating radiators, multi fuel burning stove with slate hearth, exposed tiled stone surround and wooden mantle. Opening through the kitchen breakfast room.

### KITCHEN BREAKFAST ROOM

Door into the entrance hall, opening to the utility, UPVC double glazed window to the side, spotlighting to the ceiling. The kitchen has a range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, space for a larger electric cooker, stainless steel extractor hood, space and plumbing for an American style fridge freezer, integrated dishwasher, downlighting, kickboard lighting and a centralised island with laminate work surface over in a breakfast bar style, drawer units.

### UTILITY

Set of UPVC double glazed doors to the side porch, UPVC double glazed window to the rear, spotlighting to the ceiling, a range of modern wall and base units with laminate work surface, 1 1/2 sink and drainer with mixer tap, tiled splashback.

### SIDE PORCH

Exposed stone wall, two Velux skylights, column central heating radiator, frosted pane composite door to the front, UPVC double glazed door to the rear. and tiled flooring.

### FIRST FLOOR LANDING

Velux skylight, spotlights to the ceiling, doors to the bedrooms and the house bathroom/w.c.

### BEDROOM ONE

Column central heating radiator, spotlighting to the ceiling, timber panelled wall and an opening to the en suite shower room/w.c. Set of sliding UPVC double glazed doors to the balcony.

### EN SUITE SHOWER ROOM/W.C.

Spotlighting to the ceiling, chrome towel radiator, UPVC double glazed window looking out to the rear balcony, extractor fan, concealed cistern low flush w.c., ceramic wash basin built into a floating unit, double shower cubicle with mains fed overhead shower and shower head attachment, shower screen, full tiling and LED mirror.





### BALCONY

With far reaching views over Dewsbury and Emley Moor is also visible. Tiled with a slate and LED strip border. Glass balustrade looking out onto the landscaped tiered rear garden. Power outlets and is a lovely space for entertaining.

### BEDROOM TWO

Accessible from the landing and the balcony. Sliding UPVC double glazed doors to the balcony, UPVC double glazed window to the rear with a window seat, column central heating radiator, spotlighting to the ceiling.

### BEDROOM THREE

UPVC double glazed windows to the front and side, spotlighting to the ceiling, loft access. column central heating radiator. Further storage eaves access.

### HOUSE BATHROOM/W.C.

Extractor fan, spotlighting to the ceiling, ladder style central heating radiator, UPVC double glazed window looking to the balcony, concealed cistern low flush w.c., ceramic wash basin with floating unit, tiled in bath with mixer tap and an electric shower head attachment and shower screen. Fully tiled and LED lowlights.

### GARAGE ONE

Electric roll up door and a separate UPVC frosted double glazed door for separate access.

### GARAGE TWO

Electric roll up door, UPVC frosted double glazed door for separate access, power, light and Worcester combi boiler.

### OUTSIDE

The garden itself comprises of lawned areas with shrubbed borders, mature trees and shrubs throughout the garden, block paved driveway providing off road parking for several vehicles, which does lead us up to the side porch/side garage. A further concrete driveway towards to the other side of the property, however has been covered by walls but could be uncovered if a purchaser was wanting further off road parking for the second garage. The garden itself is surrounded by stone walling and timber fencing and provides a great level of off road parking. The rear garden is stunning and has far reaching views including Emley Moor. The rear garden is tiered and the highest tier incorporates lawned areas with slate areas and a slate pathway connecting two of the paved patio areas creating a garden, which is ideal for outdoor dining and entertaining purposes, a further seating area with canopy over and the highest of the patio areas is surrounded by slate and LED strip lighting. Still on the upper tier, a second paved patio area with glass balustrade looking down to the lower tier, very attractive and landscaped with mature trees and shrubs throughout the garden. Coming down to the lower tiers, this is laid to lawn ideal with families with a slate border again. A further paved patio area with a further canopy over and access to the summerhouse. Railway sleeper border and slate border. Into the summer house (measuring 5.4m x 3.6m), it is timber built with power and light, Wi-Fi and is an ideal space for entertaining as well as a work from home space, several single pane windows look out and a set of timber double doors with single panes again looking out onto the garden. The entire garden itself is fully enclosed making it an ideal garden for children's and pets and is enclosed by walls and timber fencing. Hot and cold water taps.

### COUNCIL TAX BAND

The council tax band for this property is E

### EPC RATING

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

### FLOOR PLANS

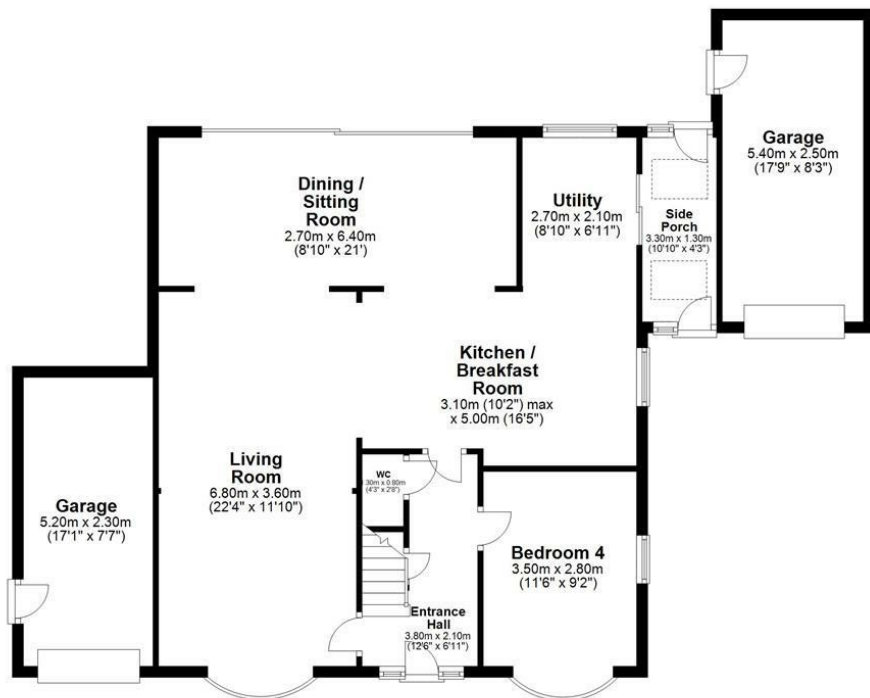
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

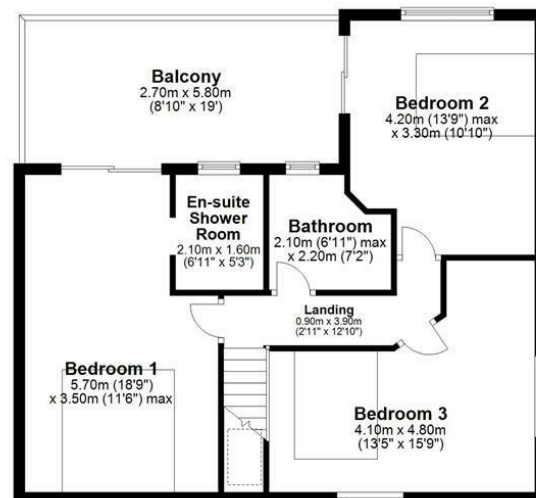
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.



Ground Floor



First Floor



## OTHER INFORMATION

### 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.

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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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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