



# HOME

MARKETING & MANAGEMENT

RUNTLINGS, OSSETT WF5 8JJ

**£999 PCM**

Semi-Detached Home

Three Double Bedrooms

Large Living Room

Drive & Garage

Neutral Decor Throughout

White Bathroom Suite & En-Suite

Upvc D/Glazed; Gas C/Heated

Cul-de-sac Location

Deposit £1152.

Available 13th May 2025. Unfurnished





**£999 PCM**

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A well presented three double bedroom (one en-suite) semi detached house located in a residential cul-de-sac location in the area of Ossett. Will be of particular interest to professionals seeking a spacious family home which benefits from: Guest WC; drive and garage; modern dining kitchen; white three piece bathroom; lawned gardens; neutral decor; Upvc double glazing; gas central heating; spacious living room with patio doors to exterior rear. Offers good commuting access to Wakefield and Leeds and an early inspection is recommended to appreciate the size, location and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 13th May 2025. Unfurnished. Deposit £1152.00

ROOM MEASUREMENTS

**DINING KITCHEN** 12' 8" x 9' 10" (3.86m x 3m) max  
**INNER HALL** 7' 1" x 4' 2" (2.16m x 1.27m) max

**GUEST WC**  
**LIVING ROOM** 16' 4" x 12' 8" (4.98m x 3.86m) max  
**1ST FLR STAIR & LANDING** 9' 3" x 2' 9" (2.82m x 0.84m) max

**DOUBLE BEDROOM 2** 12' 7" x 10' 7" (3.84m x 3.23m) max  
**DOUBLE BEDROOM 3** 12' 8" x 7' 5" (3.86m x 2.26m) max  
**2ND FLOOR STAIR & LANDING** 3' 1" x 2' 9" (0.94m x 0.84m)  
**DOUBLE BEDROOM 1** 21' 4" x 12' 8" (6.5m x 3.86m) max  
**EN-SUITE** 6' 9" x 5' 8" (2.06m x 1.73m)

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment. Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

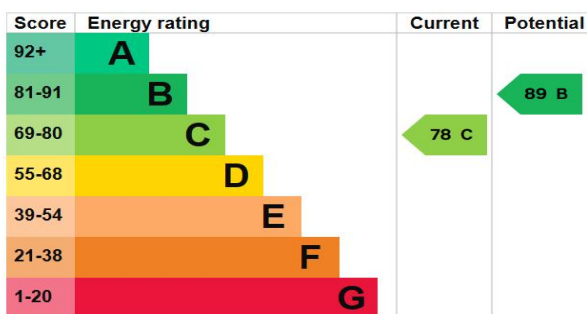
COUNCIL TAX BAND  
 C

OPENING HOURS

**Pudsey Office**

Monday to Friday  
 Saturday  
 Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**



The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

