

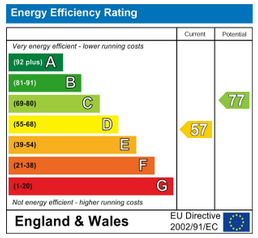
Total area: approx. 217.1 sq. metres (2336.5 sq. feet)

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.

Richard Kendall Estate Agent

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Runtlings House Westfield, Ossett, WF5 8JH

For Sale Freehold Offers In The Region Of £730,000

Runtlings House is an impressive and substantial period residence occupying a generous plot within the sought after market town of Ossett. Approached via a private sweeping driveway, this distinguished family home combines an abundance of character with spacious and versatile accommodation, beautifully established gardens and extensive off road parking, creating a truly exceptional opportunity for those seeking a prestigious home.

The accommodation is accessed via a welcoming entrance hall, which provides access to three generous reception rooms, including a spacious living room, a versatile reception room and a formal dining room. To the rear of the property is a beautifully appointed modern kitchen breakfast room, complete with a breakfast bar, integrated appliances and bi-folding doors opening onto the rear garden, creating an outstanding space for modern family living and entertaining. An inner hallway leads to a utility room, adjoining downstairs WC and access to two useful cellar rooms. To the first floor, the spacious landing provides access to five well proportioned bedrooms and a contemporary four piece family bathroom. Externally, the property enjoys exceptional gardens to both the front and rear. The impressive frontage features a sweeping block paved driveway surrounding an extensive south facing lawn with mature planting, leading to Yorkshire stone steps and a large paved terrace overlooking the gardens. The driveway continues to the rear, where there is a substantial block paved parking area and a detached tandem garage with an electric roller door, power and lighting. The beautifully maintained rear garden incorporates a paved patio, generous lawn and attractive planted borders with decorative timber edging, all enclosed to provide an excellent degree of privacy and an ideal setting for outdoor dining, entertaining and family enjoyment.

Situated within one of Ossett's most desirable residential locations, the property is conveniently placed for an excellent range of local amenities, well regarded schools and regular bus services to and from Wakefield city centre. The M1 motorway is also within easy reach, making the property ideal for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the space, character and exceptional setting this outstanding family home has to offer.



ACCOMMODATION

RECEPTION HALL
Entered via a composite front entrance door with original Amtico LVT flooring, central heating radiator and four doors leading through to the reception room, living room, dining room and staircase leading to the first floor landing. A further staircase leads down to the first cellar room.

RECEPTION ROOM
13'8" x 16'9" (4.19m x 5.12m)
Original Amtico LVT flooring, UPVC double glazed sash window overlooking the front elevation, picture rail, ceiling rose, central heating radiator and a multi fuel cast iron burner inset into a decorative tiled fireplace with wooden surround. Built in storage cupboards and shelving are positioned to the right hand side of the chimney breast. A staircase leads down to the second cellar, whilst an inner hallway provides access to the utility room.

INNER HALLWAY
Central heating radiator and open access through to the utility room.

UTILITY ROOM
9'9" x 6'1" (2.98m x 1.87m)
Fitted with a range of base units with laminate work surfaces and tiled splashbacks incorporating a 1.5 stainless steel sink and drainer with swan neck mixer tap. There is plumbing for a washing machine, space beneath the worktop for a tumble dryer, a large storage cupboard, original Amtico LVT flooring, UPVC double glazed window to the side elevation and a UPVC double glazed door leading outside. A further timber door leads through to the downstairs W.C.

W.C.
3'6" x 6'6" (1.07m x 2.00m)
Comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator and tiled flooring beneath the pitched ceiling.

DINING ROOM
13'1" x 17'11" (4.00m x 5.48m)
A spacious reception room with UPVC double glazed window to the side elevation, two central heating radiators, coving, inset ceiling spotlights and a multi fuel cast iron burner inset into a decorative tiled fireplace with wooden surround. Feature shelving is positioned either side of the chimney breast. An archway opens into the kitchen/breakfast room, whilst double timber doors provide access to the living room. A further door leads into the conservatory.



LIVING ROOM
16'7" x 12'4" (5.08m x 3.77m)
A beautifully presented reception room with solid wood parquet flooring, UPVC double glazed sash window overlooking the front elevation, picture rail, decorative ceiling rose, coving, central heating radiator and a gas fire recessed into the chimney breast.

CONSERVATORY
18'0" x 5'5" (5.49m x 1.67m)
Constructed with UPVC double glazed windows to two sides together with French doors opening onto the rear garden and ceramic tiled flooring with vinyl floor covering.

KITCHEN/BREAKFAST ROOM
17'7" x 15'5" (5.38m x 4.72m)
An impressive fitted kitchen comprising a range of wall and base units with Corian work surfaces and matching upstands, double sink with black swan neck mixer tap, integrated Hotpoint dishwasher, integrated oven and grill, Siemens microwave, induction hob with extractor above, integrated coffee machine and space for a freestanding American style fridge freezer. A breakfast bar provides informal dining, whilst aluminium bi-folding doors and an additional UPVC door and window overlook and open onto the rear garden. Finished with inset ceiling spotlights and pendant lighting above the breakfast bar.



CELLAR ROOM ONE
9'8" x 9'0" (2.97m x 2.75m)
A vaulted cellar with original curing table, Yorkshire stone flagged flooring and lighting.

CELLAR ROOM TWO
9'3" x 8'11" (2.84m x 2.74m)
A further cellar incorporating the original curing table, Yorkshire stone flagged flooring and lighting.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors leading to five bedrooms and the family bathroom.

BEDROOM ONE
11'8" x 16'5" (3.58m x 5.02m)
A spacious principal bedroom featuring solid wood flooring, UPVC double glazed sash window overlooking the front elevation, picture rail, decorative Victorian fireplace, central heating radiator and large skirting boards.



BEDROOM TWO
9'9" x 16'10" (2.99m x 5.15m)
UPVC double glazed sash window overlooking the front elevation, fitted wardrobes, two central heating radiators and decorative Victorian fireplace.



BEDROOM THREE
12'2" x 6'6" (3.73m x 2.00m)
Solid wood parquet flooring, fitted wardrobes, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
9'10" x 7'0" (3.00m x 2.14m)
Enjoying a dual aspect with UPVC double glazed windows to the rear and side elevations, solid wood parquet flooring, pitched ceiling and central heating radiator.

BEDROOM FIVE
6'6" x 6'2" (2.00m x 1.89m)
UPVC double glazed sash window overlooking the front elevation, solid wood parquet flooring, pitched ceiling, central heating radiator and an internal glazed window overlooking the landing.

BATHROOM/W.C.
10'6" x 13'1" (3.21m x 3.99m)
Appointed with a four piece suite comprising low flush W.C., freestanding roll top bath with floor mounted mixer tap and shower attachment, walk in shower enclosure with curved glazed screen, rainfall shower and separate shower attachment, together with a large wash basin set on a timber work surface with chrome swan neck mixer tap. Finished with ceramic tiled flooring, ladder style heated towel rails, inset ceiling spotlights, frosted UPVC double glazed window to the rear elevation and decorative Victorian fireplace.



OUTSIDE
The property occupies an impressive plot with a beautifully maintained south facing lawned front garden, mature trees, laurel and snowberry hedges and Yorkshire stone steps leading to the entrance, together with two paved seating areas and an external water supply. A substantial block paved driveway provides ample off road parking and leads to a detached garage with electric roller door, power and lighting. To the rear is a paved patio adjoining the kitchen bi-folding doors, an additional patio, outside lighting, water supply, double external power socket, timber log store and a stunning enclosed lawned garden with mature planting, wildflowers, ornamental pond and solid brick boundary walls providing a high degree of privacy.

COUNCIL TAX BAND
The council tax band for this property is E.

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.