



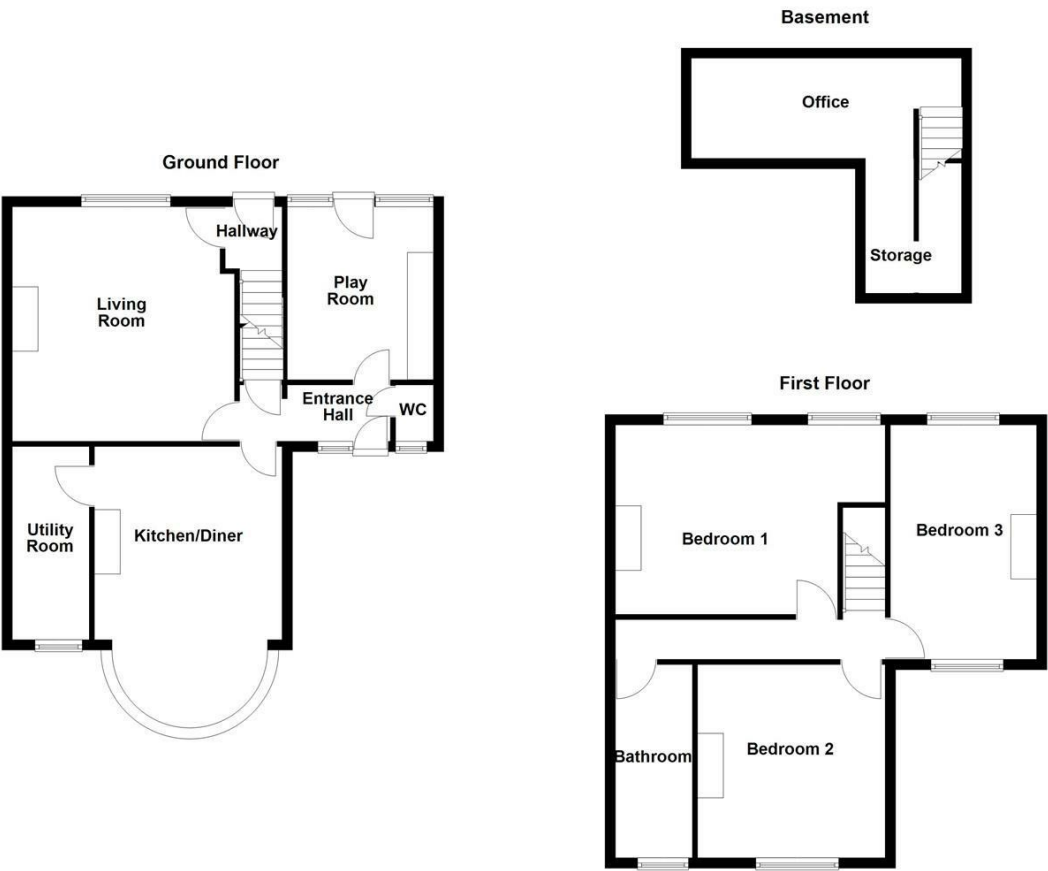
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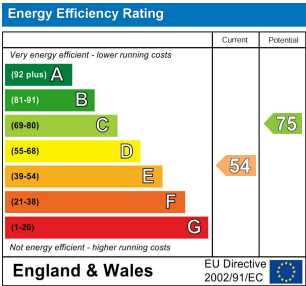


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



Maple Villa Runtlings Lane, Ossett, WF5 8JL

For Sale Freehold £350,000

A fantastic opportunity has arisen to acquire this beautifully presented three bedroom detached home, offering spacious accommodation, modern finishes and a superb enclosed rear garden. Benefiting from three double bedrooms, a contemporary four piece house bathroom, and a high quality kitchen diner with quartz work surfaces, this property is perfectly suited to a range of buyers.

The accommodation briefly comprises a welcoming entrance hall leading into a stylish kitchen diner fitted with quartz work surfaces, a central island, integrated appliances, and a bespoke curved dining area. A separate utility room adds further practicality. The spacious living room features a multi fuel cast iron burner, built-in shelving and a bespoke media wall, while a versatile playroom with built-in storage, illuminated mirrored doors, and access to the downstairs w.c. provides excellent family space. A useful understairs storage area and a home office complete the ground floor. To the first floor, the landing serves three well proportioned double bedrooms, all complemented by a contemporary four piece house bathroom. Externally, the property is set back from the road with a block paved driveway offering ample off road parking alongside a low maintenance pebbled front garden. To the rear is a large, beautifully landscaped garden, thoughtfully designed for both relaxation and entertaining. A composite decked patio provides the perfect space for alfresco dining, with steps leading down to a generously sized lawn bordered by established planting. Further to the rear, an additional L-shaped timber decked seating area and a garden shed complete the outdoor space, all fully enclosed by timber fencing for privacy.

Ideally located within walking distance of local shops, schools, and amenities, the property also benefits from excellent transport links, including regular bus services to Wakefield city centre and easy access to the M1 motorway network for those commuting further afield.

Only a full internal inspection will reveal the quality and space this exceptional home has to offer. Early viewing is highly recommended.

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ACCOMMODATION

ENTRANCE HALL

A solid wooden front entrance door with timber single glazed frosted skylight above and UPVC double-glazed frosted window to the front aspect leads into the hallway. Central heating radiator with cover, ornate coving and doors off to the downstairs w.c., playroom, kitchen diner, living room and staircase access to the lower ground floor.

W.C.

2'4" x 3'8" [0.73m x 1.14m]

Fitted with a low flush w.c. and wall mounted wash basin with mixer tap. Half tiled walls and a timber single glazed frosted window to the front aspect.

PLAY ROOM

11'0" x 9'6" [3.36m x 2.92m]

Large fitted storage cupboard with mirrored sliding doors, central heating radiator, full tiled flooring and UPVC door leading to the rear garden with matching windows surrounding.



KITCHEN/DINER

17'9" [max] x 12'3" [min] x 11'10" [5.43m [max] x 3.75m [min] x 3.63m]

A superb family kitchen featuring a range of shaker style wall and base units with quartz work surfaces and tiled splashback. Stainless steel sink and drainer with mixer tap, central island with quartz top and range cooker with five burner gas hob, extractor

hood, tiled surround and solid wooden mantle. Additional features include a built-in circular seating area in the curved bay window, ornate ceiling rose with coving, picture rail, radiator cover, laminate flooring, integrated dishwasher, integrated under counter fridge and downlighting to the wall units. A door provides access to the utility room.

UTILITY ROOM

5'2" x 12'0" [1.58m x 3.68m]

Fitted with fixed shelving, space for a large fridge freezer, plumbing for a washing machine and space for a dryer. Wall mounted combi boiler and picture window to the front aspect.



LIVING ROOM

14'3" x 15'2" [4.35m x 4.64m]

A charming reception room with a multi-fuel cast iron burner set into a stone hearth with solid wooden mantle, built-in TV station and storage cupboards, ornate coving with ceiling rose, picture rail, central heating radiator with cover, and UPVC double glazed window overlooking the front aspect. Timber door leads to the hallway.



REAR HALLWAY

With ornate coving, picture rail, staircase to the first floor landing and a composite rear entrance door with frosted glazed panel above leading to the garden.

FIRST FLOOR LANDING

Solid wooden flooring, picture rail and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'1" [min] x 17'5" [max] [3.69m [min] x 5.32m [max]]

Two UPVC double glazed windows to the front elevation, ornate coving, solid wooden floor and central heating radiator.



BEDROOM TWO

12'2" x 11'10" [3.73m x 3.61m]

UPVC double glazed window to the front, ornate coving and central heating radiator with cover.



BEDROOM THREE

15'2" x 9'6" [4.64m x 2.91m]

Dual aspect with UPVC double glazed windows to the front and rear, solid wooden floor, loft access, ornate coving, built-in double wardrobe with drawers and cupboards above, and central heating radiator with cover.

BATHROOM/W.C.

12'0" x 5'1" [3.67m x 1.57m]

Fitted with a four piece suite including large enclosed shower cubicle with mixer shower and handheld attachment, pedestal wash basin with mixer tap, low flush w.c. with concealed cistern, and panelled bath with mixer tap. Chrome ladder style heated towel rail, vanity mirror with built-in lighting, partial tiled walls, tiled floor and UPVC double glazed frosted window to the front elevation.



OUTSIDE

To the front, a block paved driveway provides off-road parking, with a low maintenance pebbled garden enclosed by stone walls and featuring planted borders. To the rear, a large elevated composite decked terrace offers the perfect space for entertaining, enclosed by timber panel fencing with gate access. Steps lead down to a spacious lawned garden with planted borders, block-paved pathway, built-in seating, and an L-shaped timber deck patio with garden shed. Fully enclosed by a mix of fencing and stone walls, ensuring excellent privacy.



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.