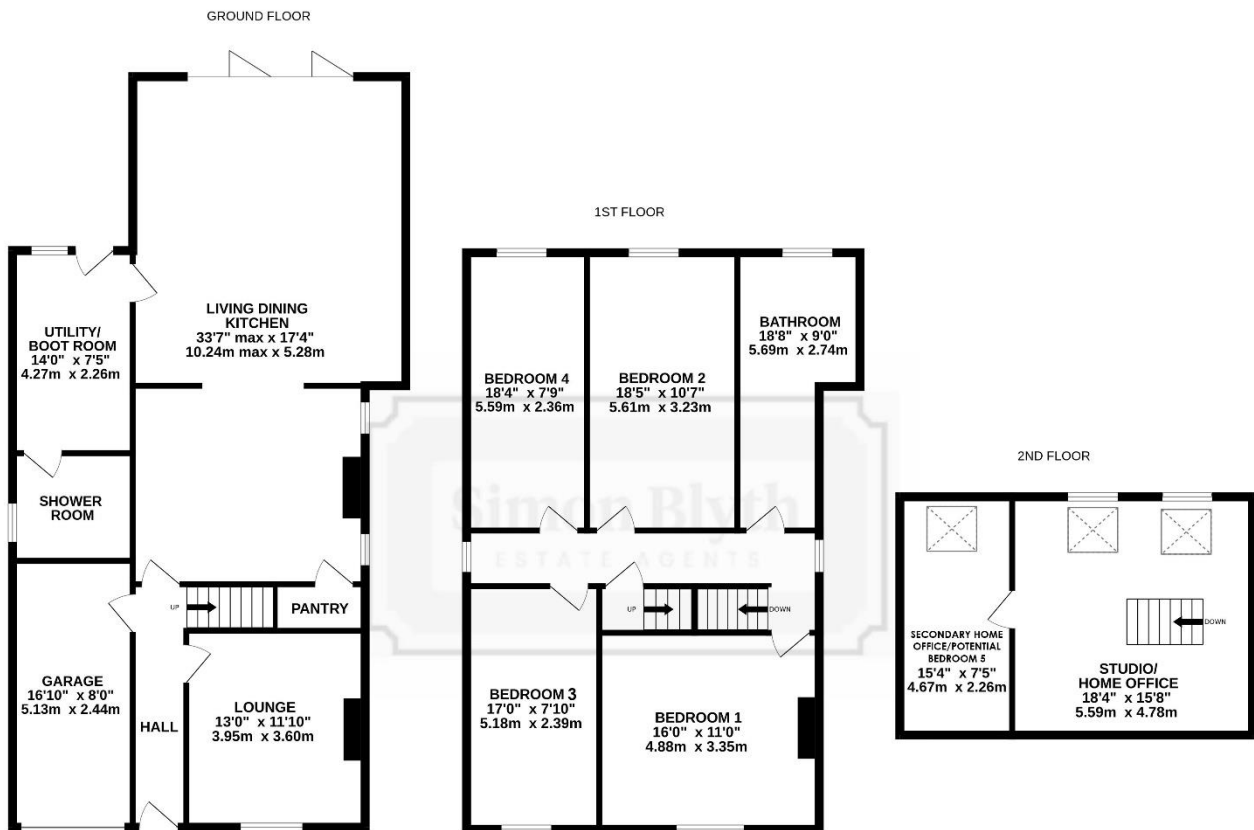




**THORNDALE, RUNTLINGS LANE, OSSETT, WF5 8JL**

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RUNTLINGS LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

A VERY LARGE, DETACHED FAMILY HOME WITH SPECTACULAR ACCOMMODATION OVER THREE LEVELS ENJOYING STUNNING VIEWS, BEAUTIFUL GARDENS AND A HIGH STANDARD OF DECOR THROUGHOUT. A SPECIAL FEATURE IS THE FABULOUS DINING LIVING KITCHEN, A HUGE ROOM WITH BI-FOLDING DOORS LEADING DIRECTLY OUT TO THE FABULOUS TERRACE WITH ELEVATED LONG-DISTANCE VIEWS AND FURTHER LAWNED GARDENS BEYOND. THE HOME HAS HUGE AMOUNTS OF ACCOMMODATION, TASTEFUL PRESENTATION WITH HIGH SPECIFICATION THROUGHOUT. IT BRIEFLY COMPRISES OF IMPRESSIVE ENTRANCE HALLWAY, DELIGHTFUL PERIOD STYLE LOUNGE, SUPERB LIVING, DINING, KITCHEN WITH HUGE DINING AREA WITH ATTRACTIVE FIREPLACE, SPECTACULAR LIVING KITCHEN AREA WITH BI-FOLDING DOORS, ADJOINING BOOT ROOM/UTILITY ROOM, DOWNSTAIRS W.C. AND SHOWER ROOM. ON THE FIRST FLOOR, FOUR DOUBLE BEDROOMS AND LOVELY HOUSE BATHROOM. TOP FLOOR, STUDIO/HOME OFFICE WITH FABULOUS WINDOWS ENJOYING THE VIEWS AND FURTHER HOME OFFICE. WITH A GOOD SIZE DRIVEWAY, INTEGRAL GARAGE AND SUPERB FAMILY POSITION JUST A SHORT WALK AWAY FROM RURAL WALKS AND OSSETT'S VARIED FACILITIES. THIS HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED AND UNDERSTOOD.

**Offers Around £695,000**



## GROUND FLOOR

### ENTRANCE VESTIBULE

Attractive paving style doorway gives access to the entrance hall/entrance vestibule which has attractive flooring and central ceiling light points. From here, a doorway leads through to the inner hallway. This inner hallway has a staircase rising from it, a personnel door leading through to the properties garage and a further door leading through to the fabulous dining, living and kitchen.

### DINING LIVING KITCHEN

*Measurements – 33'7" max x 17'4" (10.24m max x 5.28m)*

The dining area of this dining living kitchen is the first element of the room to be seen. It has a beautiful, polished timber board floor and a particularly attractive fireplace. A broad chimney breast being home for an attractive glazed front stove, there are two windows to the side and a central chandelier point. A broad opening leads through to the principal room of the living dining kitchen. This, as the photographs and floor layout plan suggests, is a huge room with a full bank of mullioned windows, two large Velux windows to the partially slopped roof line which add further light to this large room. There is fabulous flooring and a beautiful range of units at both the high and low level with a large amount of in-built, high quality, superbly presented appliances and an island unit with a breakfast bar. The ceramic tiled flooring is particularly stylish and the bi-folding doors give direct access out to the very large terrace and further gardens beyond. The living space is superbly presented and is complemented beautifully by the very long distant views. The dining living kitchen includes under floor heating.

















## UTILITY/BOOT ROOM

Measurements – 14'0" x 7'5" (4.27m x 2.26m)

Off the dining living kitchen, again with under floor heating, a doorway gives access to a utility/boot room with external rear door and windows to two sides. Superbly appointed with working surfaces, inset sink unit, plumbing for an automatic washing machine and space for a dryer. It has ceramic tiled flooring and superb boot room style fittings with coat hooks, hat shelves, seating and display shelving.



## DOWNSTAIRS W.C./SHOWER ROOM

A doorway leads through to the downstairs W.C. This is superbly appointed, also acting as a shower room. It has a concealed cistern W.C., stylish wash hand basin upon a raised cabinet, a fabulous wet room style shower with superb fittings and good size window to one side and electric under floor heating with separate thermostat.





## LOUNGE

Measurements – 13'0" x 11'10" (3.95m x 3.60m)

Last but by no means least on the ground floor is the lounge. This, which has an outlook to the driveway side, is a delightful period room. It is tastefully decorated with beautiful period style fireplace, once again with stove, library style book shelving to either side of the chimney breast and good style cupboards on display. All is well presented and there is a central chandelier point.





## FIRST FLOOR

### FIRST FLOOR LANDING

Staircase rises to the first-floor landing, here we have access to four large bedrooms.

### BEDROOM ONE

*Measurements – 16'0" x 11'0" (4.88m x 3.35m)*

Bedroom one is positioned to the front and is a good sized double room which is tastefully presented. It has a period style fireplace and window giving an outlook to the front.





## BEDROOM TWO

Measurements –  
18'5" x 10'7" (5.61m  
x 3.23m)

With a long distance view, this impressive double bedroom is particularly light and spacious.



## BEDROOM THREE

Measurements – 17'0" x 7'10" (5.18m x 2.39m)

Bedroom three, once again, is positioned to the front. It is a good sized double room with a large window affording the room with a good amount of natural light.





## BEDROOM FOUR

*Measurements – 18'4" x 7'9" (5.59m x 2.36m)*

Once again, bedroom four has a view out over the property's rear garden and beyond. This very large double room enjoys an attractive position in the home.





## HOUSE BATHROOM

Measurements – 18'8" x 9'0" (5.61m x 3.23m)

Superbly appointed with high specification suite including a low level W.C., pedestal wash hand basin and period style double ended bath with ball and claw foot style feet. There is a Victorian style handheld mixer tap shower unit above, two period style central heating radiators, panelling to the dado height, a window giving a superb long-distance view and attractive ceramic flooring. The bathroom is also served by a good size cupboard.





## SECOND FLOOR

### SECOND FLOOR LANDING

From the first floor landing a doorway gives access to a staircase, this staircase rises to the top floor level. Here we have two fabulous studio/home offices with superb Velux Cabrio balcony windows which open in order to be able to stand and enjoy the views. These windows flood the room with natural light. There is a high angled ceiling line beam on display and stylish fittings throughout.

### STUDIO/HOME OFFICES/POTENTIAL BEDROOM FIVE

*Measurements –*

*Studio/home office – 18'4" x 15'8" (5.59m x 4.78m)*

*Secondary home office/potential bedroom five – 15'4" x 7'5" (4.67m x 2.26m)*

Once again, superbly appointed beams on display, Velux windows and inset spotlighting to the ceiling.









## HOME OFFICE VIEW



## OUTSIDE

Outside the property occupies a delightful position in a convenient yet quiet location with similar high quality detached homes nearby. The property has a large driveway with cobbled surface which provides a large amount of parking, turning space and gives access to the integral garage. This has a high quality automatically operated door to the driveway, a personnel door to the property's accommodation and is well fitted.

## GARDENS

To the rear, this is where the fabulous gardens are to be found. Immediately to the rear of the home there are two paved terraces, one of which has stainless steel glazed panels acting as balustrading. The other slightly lower stoned flagged patio is home to the vendor's hot tub. Steps lead down to the lower garden level, here there is a good size lawn with raised beds and sitting out space. The garden is complimented by two storage buildings.



















## **ADDITIONAL INFORMATION**

The property has gas fired central heating and double glazing. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - D

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – D

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 06/11/2025.

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