



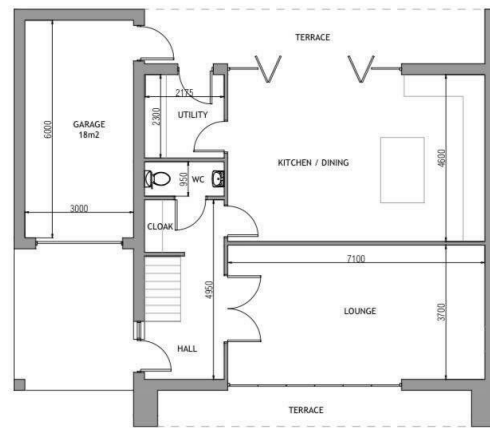
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

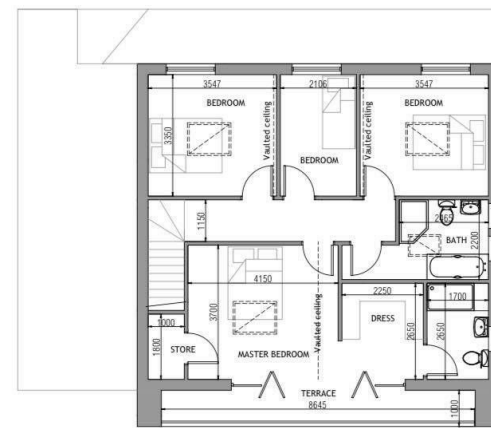
HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



GROUND FLOOR
GIA - 78.7m² (exc Garage)



FIRST FLOOR
GIA - 78.7m²

PLOT 1



Plot 1 Cavewell House Manor Lane, Ossett, WF5 0LJ

For Sale Freehold £550,000

An individual new build four bedroom contemporary style detached family house set in a fantastic position on the fashionable south side of Ossett. Enjoying far reaching views over the neighbouring farm land, this new build offers the discerning purchaser the opportunity to experience the "self build experience" without the headaches, this unique property allows the new owners to have extensive input into the design decisions as the project progresses with completion expected mid 2024.

The developer is offering the option for an alternative of an "upside down" layout, whereby the living accommodation will be on the first floor and the bedroom accommodation on the ground floor.

This stylish home is being constructed with the latest levels of insulation, a high efficiency central heating system and underfloor heating throughout the ground floor accommodation and will be approached from a side entrance door that leads into a reception hall with a cloak cupboard off to the side and a guest toilet to the rear. The large living room will be to the front of the property and will have a large window, taking full advantage of the views to the front. To the rear, there is an expansive dining kitchen with an island unit and high specification with Bosch appliances fitted and quartz/granite work tops, as well as aluminium bi-folding doors to the rear garden. To the side of the kitchen there will be a separate utility room with a back door that leads round to a terrace which also provides pedestrian access to the rear of the attached garage. To the first floor the principal bedroom has bi-folding doors to a balcony, taking full advantage of the views over countryside to the front. Alongside the bedroom there is a dressing room that leads through to an en suite. The three further well proportioned bedrooms are served by a particularly well appointed family bathroom. The house also comes carpeted, tiled and some landscaping as standard.

Outside the property stands in generously proportioned gardens with mature trees and a driveway parking space leading up to the attached garage. There is also an additional parking space to the side of the drive.

This bespoke home is situated off Manor Lane on the fashionable south side of Ossett. Ossett offers a broad range of local shops, schools and recreational facilities and is well placed for easy access to the larger surrounding business centres of Wakefield and Leeds, as well as the national motorway network.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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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