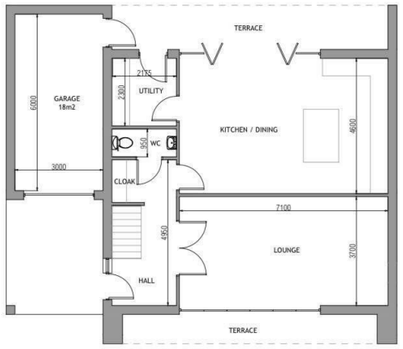
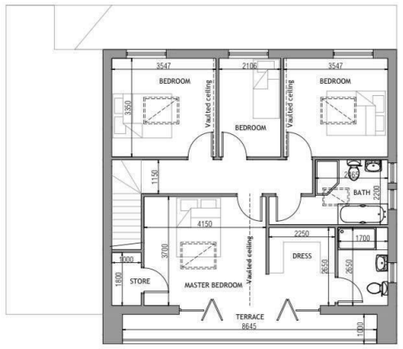


GROUND FLOOR
GIA - 78.7m2 (exc Garage)



FIRST FLOOR
GIA - 78.7m2

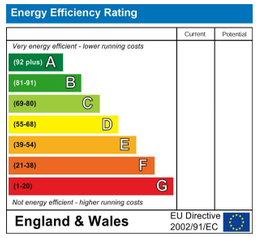
PLOT 1

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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

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

For Sale Freehold £550,000

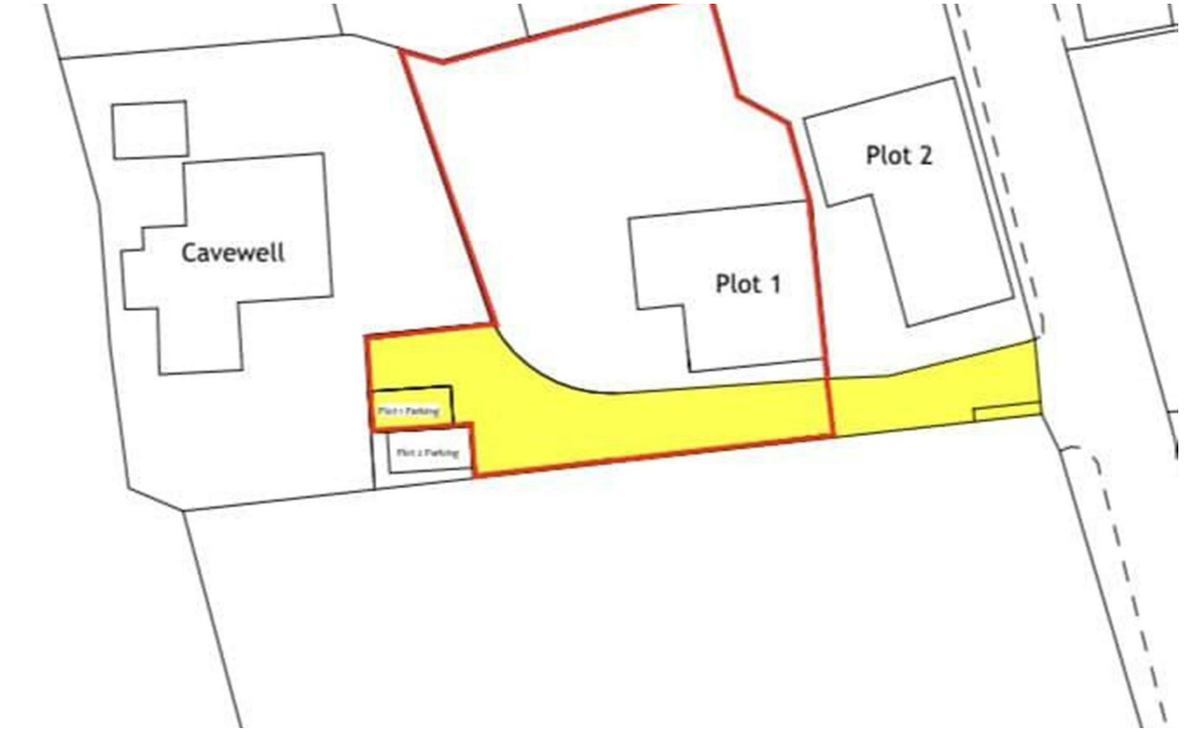
An individual new build four bedroom contemporary style detached family house set in a fantastic position on the fashionable south side of Ossett. Enjoying far reaching views over the neighbouring farm land, this new build offers the discerning purchaser the opportunity to experience the "self build 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 cloaks 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.



ACCOMMODATION

RECEPTION HALL
16'0" x 7'2" (4.9m x 2.2m)
Side entrance door with side screen, cloaks cupboard and stairs to the first floor.

GUEST CLOAKROOM
7'2" x 3'3" (2.2m x 1.0m)
Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wash basin.

LIVING ROOM
23'3" x 12'1" (7.1m x 3.7m)
Large window to the front and double doors through to the reception hall.

DINING KITCHEN
Fitted with a contemporary style range of fitted cupboards with a matching island unit and high specification Bosch integrated appliances and quartz/granite work tops as standard, adjoining dining area and aluminium bi-folding doors out to the garden to the rear.

UTILITY ROOM
7'6" x 7'2" (2.3m x 2.2m)
High specification Bosch appliances fitted and quartz/granite work tops as standard. An external door to the rear.

FIRST FLOOR

PRINICPAL BEDROOM
13'9" x 12'1" (4.2m x 3.7m)
Bi-folding doors taking full advantage of the views to the front, built in store room and doorway through to a dressing room which leads on through to the en suite.

EN SUITE/W.C.
8'10" x 5'6" (2.7m x 1.7m)
Three piece suite comprising wide shower cubicle, pedestal wash basin and low suite w.c.

BEDROOM TWO
11'5" x 11'1" (3.5m x 3.4m)
Window to the rear and vaulted ceiling.

BEDROOM THREE
11'5" x 11'1" (3.5m x 3.4m)
Window to the rear and vaulted ceiling.

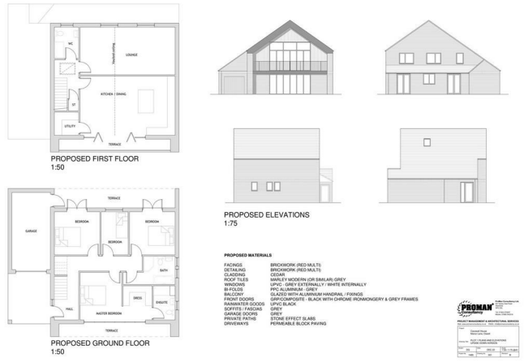
BEDROOM FOUR
11'1" x 6'10" (3.4m x 2.1m)
Window to the rear.

BATHROOM/W.C.
Windows to the side and fitted with a four piece suite comprising panelled bath, separate shower cubicle, wash basin and w.c.

OUTSIDE
The property has a driveway parking space leading up to the attached garage (6.0m x 3.0m) with up and over door to the front and personal door to the rear.

PLOT

ALTERNATIVE LAYOUTS



PLEASE NOTE
If any prospective purchasers wish to look at previous work and testimonials from satisfied buyers then Silverwood & GNS Property Developments Ltd have their own Facebook page.

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.