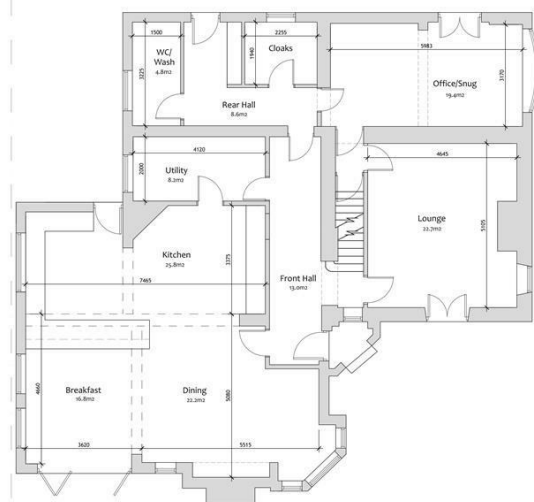
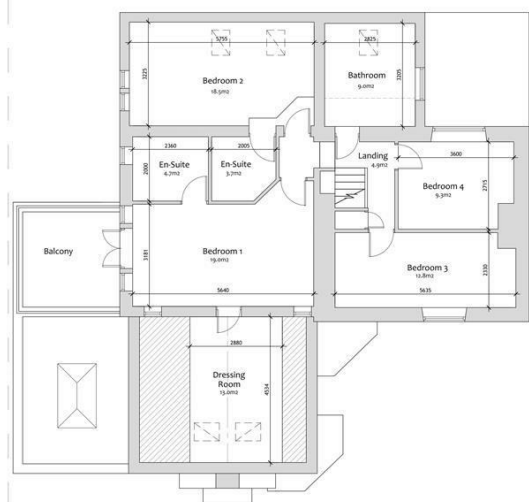


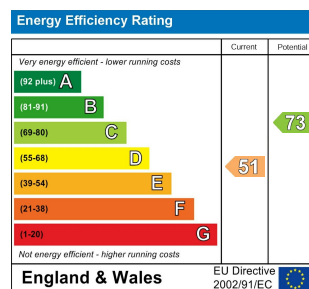
DIMENSIONS IN mm - DO NOT SCALE FROM DRAWING - REFER TO ANNOTATION



GROUND FLOOR  
GIA 162.1m<sup>2</sup>



FIRST FLOOR  
GIA 119.0m<sup>2</sup>



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**Cavewell House Manor Lane, Ossett, WF5 0LJ**

**For Sale Freehold £750,000**

Enjoying far reaching views over the neighbouring farm land, a substantial four bedroom detached family home, currently undergoing a thorough scheme of extension, updating and improvements to create a stylish and high specification residence with a large open plan dining kitchen and first floor balcony.

Offering 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 new windows and a new roof, improved insulation and re-wired and re-plumbed with a gas fired central heating system, this impressive property is approached via an open entrance porch that leads through into a central reception hall. The main living room has French doors to the front, as well as a window to the side and a feature fireplace. To the rear of the living room, there is a separate office/snug room with a wide bay to the side. In addition there is a huge living dining kitchen with an abundance of characterful features, as well as modern touches including bi-folding doors out to the garden. Behind the kitchen there is a separate utility room and a rear hall that also has a cloakroom and separate w.c. To the first floor the principal bedroom has en suite facilities, as well as a reduced height dressing room and French doors that lead out to a balcony taking full advantage of the views over neighbouring farm land. The second bedroom also has en suite facilities with the third and fourth bedrooms being served by a well appointed family bathroom.

Outside, the property has a garage providing useful storage space, as well as a sauna opening onto a sheltered courtyard garden to the rear of the house. The principal gardens lie to the front and take full advantage of the southerly views over the neighbouring farm land.

The property is situated in this enviable location on the fashionable south side of Ossett within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby market town centre of Ossett which is also within very easy reach of the national motorway network.

**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\*

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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



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## ACCOMMODATION

### OPEN ENTRANCE PORCH

Inner door to the central reception hall.

### LIVING ROOM

16'8" x 15'1" [5.1m x 4.6m]

French doors to the front and window to the side, as well as feature fireplace to the side.

### OFFICE/SNUG

19'4" x 10'5" [5.9m x 3.2m]

Bay window to the side and French doors to the rear.

### LIVING DINING KITCHEN

24'7" x 27'6" [max] [7.5m x 8.4m [max] ]

Characterful corner window, bi-folding doors out to the garden and two large windows taking full advantage of the views over the farm land to the west. To the kitchen area there will be a fully fitted range of contemporary style units with quality 18mm carcass wall and base units with granite/silestone work tops and matching upstands. Integrated appliances will include a hob, extractor fan, double oven, fridge/freezer, wine

cooler, microwave and dishwasher.

### UTILITY

13'5" x 6'6" [4.1m x 2.0m]

Window to the side, sink unit and spaces for a washing machine and tumble dryer.

### REAR HALLWAY

External door to the rear.

### CLOAKROOM

7'6" x 6'2" [2.3m x 1.9m]

Window to the rear.

### W.C.

10'5" x 4'11" [3.2m x 1.5m]

Window to the side and fitted with a two piece contemporary style cloakroom suite.

## FIRST FLOOR

### PRINCIPAL BEDROOM

18'4" x 10'5" [5.6m x 3.2m]

Windows and French doors to a balcony enjoying all the views to the west.

### DRESSING ROOM

9'6" x 14'9" [max] [2.9m x 4.5m [max] ]

With reduced head height.

### EN SUITE

7'10" x 6'6" [2.4m x 2.0m]

Window to the side and fitted with a contemporary style three piece suite.

### GUEST BEDROOM

19'0" x 10'5" [5.8m x 3.2m]

Window to the side and en suite.

### EN SUITE

6'6" x 6'6" [max] [2.0m x 2.0m [max]]

Fitted with a modern three piece suite.

### BEDROOM THREE

18'4" x 7'6" [5.6m x 2.3m]

Window to the front.

### BEDROOM FOUR

11'9" x 7'2" [3.6m x 2.2m]

Window to the rear.

### BATHROOM

10'5" x 9'2" [3.2m x 2.8m]

Window to the side and fitted with a modern three piece suite.

## OUTSIDE

The property is approached via a sweeping driveway that provides ample off street parking and turning space leading to a single garage. The principal gardens lie to the front and side of the house and enjoy spectacular long distance views over the neighbouring farm land. There is a lovely further sheltered courtyard garden to the rear of the house.

## PLEASE NOTE

The developers reserve the right to alter the specification and design of the building at any point at their discretion.

## COUNCIL TAX BAND

The council tax band for this property is TBC.

## 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.