



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Gresley Wood Court, Ossett, Wakefield, WF5 9UE

Offers Over £395,000

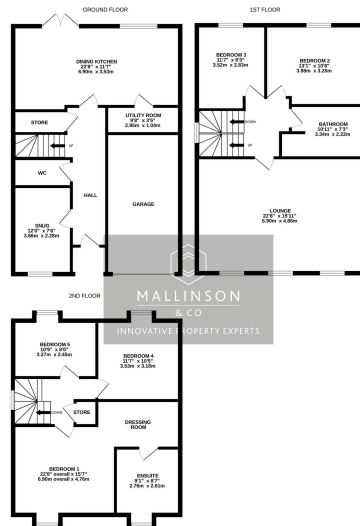
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- DETACHED FAMILY HOME
- SET OVER 3 FLOORS
- MODERN OPEN PLAN DINING KITCHEN
- EN SUITE & DRESSING AREA TO BEDROOM 1
- CUL DE SAC LOCATION
- 5 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- INTEGRAL GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



WOW, WOW, WOW, ... NOT TO BE MISSED! ... THIS DECEPTIVELY SPACIOUS, FIVE DOUBLE BEDROOM DETACHED HOME SET IN THIS HIGHLY REGARDED DEVELOPMENT IN WF5, CLOSE TO AMENITIES AND WITH EXCELLENT ACCESS TO THE MOTORWAY NETWORK. THE PROPERTY IS IDEALLY SUITED TO A FAMILY, SET IN A WELL PROPORTIONED PLOT ON A QUIET CUL DE SAC WITH AMPLE OFF ROAD PARKING AND VIEWS ACROSS THE LOCAL PARK. FEATURING A SUPERB OPEN PLAN KITCHEN DINER WITH SEPARATE UTILITY, SPACIOUS LOUNGE, INTEGRAL GARAGE AND EN SUITE FACILITY TO BEDROOM ONE.



Whilst every effort has been made to ensure the accuracy of the features contained here, measurements of rooms, sections, areas and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The drawings, floor plans and sections are intended to assist in the sale of the property and do not constitute an offer or any other form of contract. The drawings, floor plans and sections are intended to assist in the sale of the property and do not constitute an offer or any other form of contract. The drawings, floor plans and sections are intended to assist in the sale of the property and do not constitute an offer or any other form of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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