



**The Addingham Oakwood Grange, Wentworth Drive EmleyHD8
9SL**

welcome to

The Addingham Oakwood Grange, Wentworth Drive Emley

****LIMITED PLOTS REMAINING**** Oakwood Grange is an exclusive development of 3 & 4 bedroom homes by the exclusive developer Newett Homes. There homes feature exciting living spaces where careful consideration has gone into every detail, with special attention paid to maximising dimensions and light.



Oakwood Grange is an exclusive development of 3 & 4 bedroom homes, beautifully designed to compliment the local area of Emley. Our homes feature exciting living spaces where careful consideration has gone into every detail, with special attention paid to maximising dimensions and light. If you enjoy both family living and entertaining, you'll love the flexibility of our open-plan kitchen diner spaces and the natural light which brings in that wonderful sense of well-being. Throughout your new home you'll find the exceptional build and finish quality synonymous with our reputation.

Surrounded by rolling countryside, homes at Oakwood Grange have been thoughtfully designed to complement the rural landscape. Discover the enchanting village of Emley, a hidden gem in West Yorkshire. Emley offers the perfect blend of countryside serenity and modern convenience, making it an ideal haven for those seeking a peaceful yet well-connected lifestyle. Picture-perfect landscapes, including the iconic Emley Moor Mast, provide a picturesque backdrop to our hand-crafted homes at Oakwood Grange. Enjoy the warmth of a close-knit community, enhanced by quaint local pubs and shops. With excellent schools, convenient transport links, and a range of recreational facilities nearby, Emley stands out as a desirable location where tranquillity meets accessibility, making it an appealing choice for your next dream home.

The Addingham

Why Buy New?

Peace Of Mind

General Specification

Kitchen Specification

Bathroom Specification

External Specification

Fixtures & Fittings

Show Home

Dimensions

Kitchen Diner

10' 4" x 22' 9" (3.15m x 6.93m)

Living Room

9' 5" x 16' 1" (2.87m x 4.90m)

Study

9' 5" x 6' 5" (2.87m x 1.96m)

Wc

6' 3" x 4' 7" (1.91m x 1.40m)

1st Floor

Master Bedroom

10' 6" x 13' 1" (3.20m x 3.99m)

Ensuite

6' 6" x 4' (1.98m x 1.22m)



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welcome to

The Addingham, Oakwood Grange

- Last Plot Of this House Type
- Stamp Duty Paid SAVE £9999
- £1500 Towards Legals
- Part Exchange
- Show Home Open

Tenure: Freehold EPC Rating: Exempt

£449,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108219 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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