



Providing **quality homes**
across the North of England

**Building excellence,
assuring quality**



www.kmregroup.co.uk



KMRE are an established local developer, providing quality homes across the North of England.

We take pride in the homes that we build and also the relationship that we develop with our customers. We endeavour at all times to exceed expectations in terms of both quality and customer service.



Saville Street

Ossett, WF5 0JX



**Brand new
Development**



**Walled
garden**



**Private
parking**



**Open
plan living**



**Generous
bathroom**



**Master bedroom
Ensuite**



**High spec
kitchen**



**10 year
warranty**

An original and authentic development of three cleverly designed three and four bedroom townhouses with garden and secure parking.

Situated in an established residential area, these properties have been created blending imported Natural Stone and reclaimed bricks from Edwardian Heritage which complement the surrounding properties together with a southerly facing walled garden.

Offering generous living space, fully fitted kitchen diners, ground floor WC's, master bedroom with Ensuite and either 2 or 3 further bedrooms.

Saville Street is close to J40 of the M1 meaning ease of commutes by car for work and social trips and is within 2 miles of Ossett town centre. Ossett offers a great Cosmopolitan lifestyle with its eclectic choice in Restaurants. The Town Hall and Library are all within walking distance.

Saville Street is convenient for journeys by bus taking you to Leeds, Dewsbury and Wakefield. Wakefield Westgate Train Station is just over three miles away. All properties come with a 10 year new home warranty.

We can provide you with help, advice and information about our developments 7 days a week, contact us on:

t 0113 244 1960 or 07809 345 182

e info@kmregroup.co.uk

w Or visit www.kmregroup.co.uk



Accommodation Plot 2

Entrance Floor

Comprising of main door access leading to hall, Cloakroom, open plan kitchen diner and living area with patio doors to rear garden.

First Floor

Bedroom 2 – Generous rear facing Double Bedroom.

Bedroom 3 – Generous Double Bedroom.

Bedroom 4 – Smaller sized bedroom or office.

Family Bathroom – Fitted with a modern white suite complete with over the bath dual rail shower and stylish taps.

Storage cupboard – useful space which includes plumbing for automatic washing machine.

Second Floor

Master bedroom suite which includes a stylish ensuite complete with walk in shower and dressing area space.

Outside

The front features a path to front door, Landscaped garden and carport.

To the rear is a patio and lawn area enclosed in a Southerly aspect walled garden

PLOT 2

Total Area: Approx. 113.84 m² (1225.36 ft²)

GROUND FLOOR

Approx. 30.53 m² (328.62 ft²)

LOUNGE

3.8m X 3.46m (12'6" X 11'4")

KITCHEN/DINER

3.8m X 3.06m (12'6" X 10')

TOILET

1.57m X 1.02m (5'2" X 3'4")

FIRST FLOOR

Approx 51.24 m² (551.54 ft²)

BEDROOM 2

3.94m X 2.9m (12'11" X 9'6")

BEDROOM 3

2.76m X 4.1m (9'1" X 13'5")

BEDROOM 4

2.76m X 2.45m (9'1" X 8')

BATHROOM

1.84m X 3.1m (6' X 10'2")

CUPBOARD

1.84m X 1.5m (6' X 5'1")

SECOND FLOOR

Approx. 32.02 m² (345.20 ft²)

BEDROOM 1

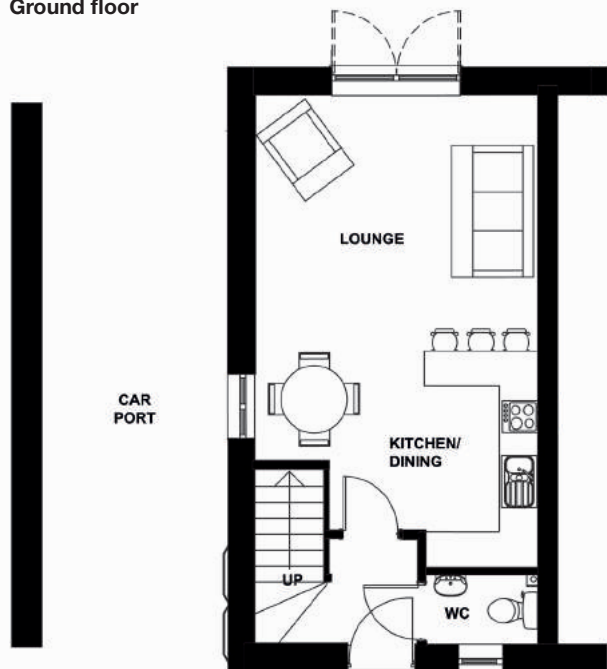
3.94m X 5.5m (12'11" X 18'1")

EN SUITE

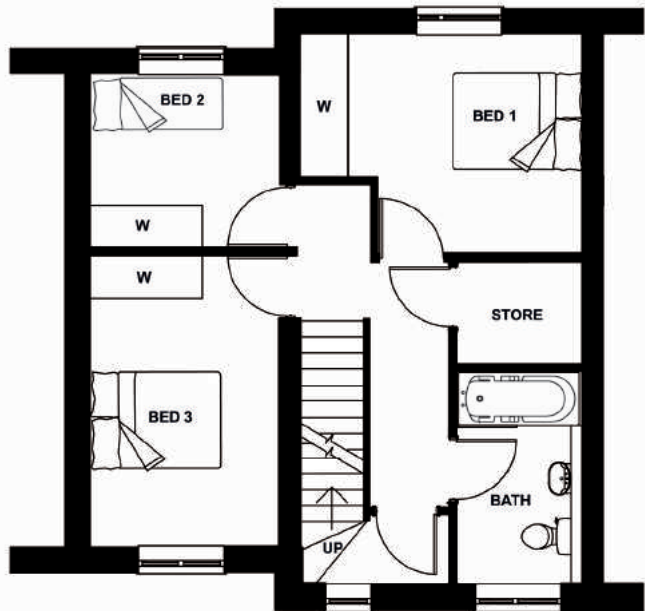
2.76m X 3.26m
(9'1" X 10'8")

PLOT 2

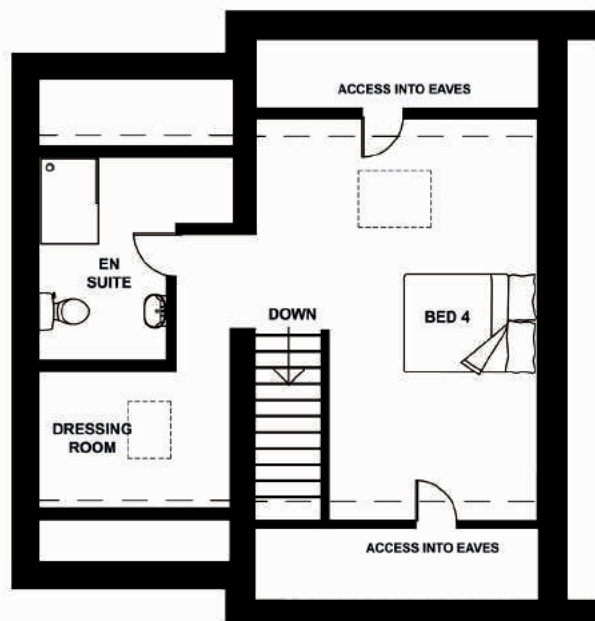
Ground floor



First floor



Second floor



Accommodation Plot 1

Entrance Floor

Comprising of main door access leading to hall, Cloakroom, open plan kitchen diner and living area. With patio doors to rear garden.

First Floor

Comprising of bedrooms 2 & 3, family bathroom.

Bedroom 2 – Generous double bedroom.

Bedroom 3 – Smaller bedroom.

Family Bathroom – Fitted with a modern white suite complete with over the bath dual rail shower and stylish taps.

Second Floor

Comprising of master bedroom with rooflight. Ensuite with walk-in shower.

Outside

The front features a path to front door, landscaped garden and private parking to the side.

To the rear is a patio and lawn enclosed in a southerly aspect walled garden.

PLOT 3

Total Area: Approx. 82.95 m² (892.87 ft²)

GROUND FLOOR

Approx. 30.53 m² (328.62 ft²)

LOUNGE

3.8m X 3.46m (12'6" X 11'4")

KITCHEN/DINER

3.8m X 3.06m (12'6" X 10')

TOILET

1.57m X 1.02m (5'2" X 3'4")

FIRST FLOOR

Approx. 30.53 m² (328.62 ft²)

BEDROOM 2

3.94m X 3.0m (12'11" X 9'10")

BEDROOM 3

1.84m X 2.55m (6' X 8'4")

BATHROOM

1.84m X 2.23m (6' X 7'4")

SECOND FLOOR

Approx. 21.89 m² (235.62 ft²)

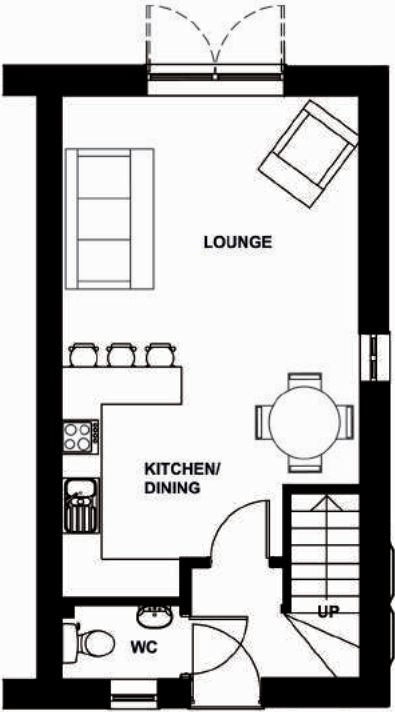
BEDROOM 1

3.94m X 3.76m (12'11" X 12'4")

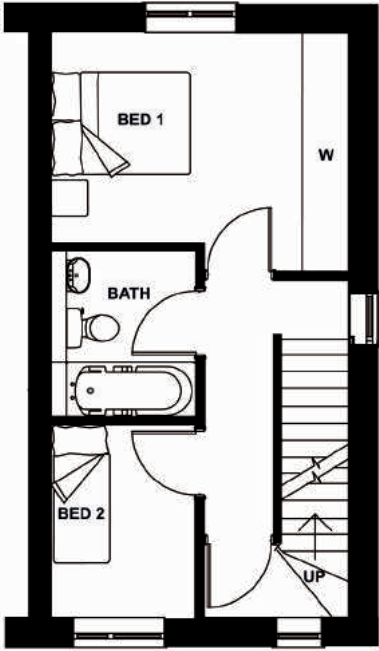
EN SUITE

2.92m X 1.68m (9'7" X 5'6")

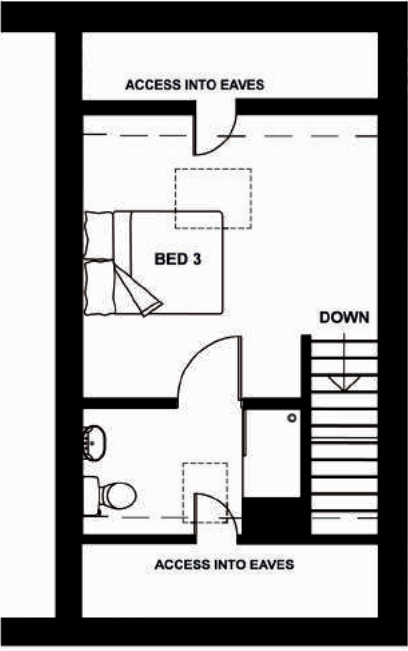
Ground floor



First floor



Second floor

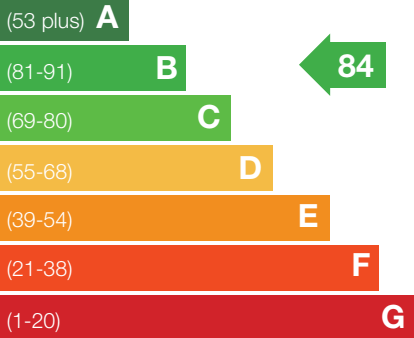


Specification

- Stylish Magnet kitchen
- Integrated appliances
- Stylish oak vinear doors
- Modern iron mongary
- Tiling to wet areas
- Modern bathroom suites
- Waterfall taps
- House alarm
- Gas central heating
- Landscaped front and rear gardens, patio area and turf

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

England

EU Directive
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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