



Oak Rise

Wakefield, WF4 3EL

Crigglistone

Welcome to Oak Rise

A boutique new development of 5 luxury homes in the village of Crigglestone, Wakefield, West Yorkshire.

Located off Cliff Road and benefitting from a stunning position on the fringe of open countryside, this semi-rural destination is conveniently positioned close to neighbouring settlements including Newmillerdam, Sandal and Horbury.

All homes feature a spacious open plan dining/living/kitchen, perfect for entertaining family and friends. Encompassing Rouse Homes superb specification as standard and by employing our own craftspeople, Oak Rise is testament to Rouse Homes exceptional standards and uncompromising attention to detail.

This exclusive development is close to Yorkshire Sculpture Park, Newmillerdam Country Park, Pugneys Country Park and Waterton Park Golf Club, making it a perfect destination for those seeking an abundance of outdoor pursuits or simply enjoying some of Yorkshire's finest open countryside for leisurely strolls.

The development is conveniently placed, with Crigglestone boasting several Ofsted rated 'Outstanding' and 'Good' Primary and Infant schools with Wakefield College providing higher education degree-level courses. And of course, the prestigious Wakefield Grammar School Foundation, a highly regarded independent school in the North of England.

Crigglestone is well placed for junction 39 of the M1 motorway and is only 5-miles from the centre of Wakefield where shoppers can enjoy the bustling Trinity Walk shopping centre. Public transport is easily accessible providing access for commuters to train and bus services with the cities of Sheffield and Leeds within a 30-minute car journey.

Oak Rise is simply the perfect destination for your new Rouse Home.

Site Plan

5 new detached homes, comprised of the Walton and Sandal housetype.



Walton - Plots 1 to 3



All images are for illustrative purpose only. Plans, specifications and elevations might be subject to change. Plans are not to scale.

Walton - Plots 1 to 3

4 double bedroom, spacious open plan - kitchen/dining/living, family bathroom and one en-suite detached family home, with integral single garage.

- Floor Area: 1729qft (excl. garage)
- Type: Detached



Ground Floor	Width		Depth	
Living / Dining	6.4m	21'0"	3.7m	12'1"
Kitchen	5.3m	17'3"	3.6m	11'8"
Utility	2.2m	7'3"	1.6m	5'2"
Lounge	4m(5.3m)	13'1" (17'3")	3.95m	12'9"



First Floor	Width		Depth	
Bedroom 1	4.2m	13'7"	4.4m	14'4"
Bedroom 2	5.3m	17'3"	2.8m	9'2"
Bedroom 3	3.8m	12'4"	3.3m	10'8"
Bedroom 4	3.3m	10'8"	3.1m	10'1"

Measurements are approximate, please clarify on viewings with agent.

Sandal - Plots 4&5



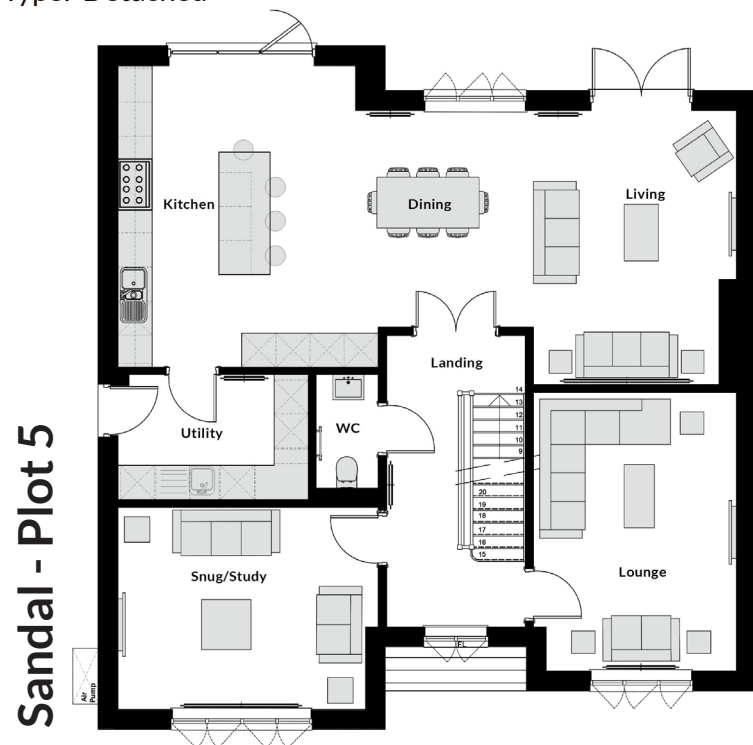
Ground Floor	Width		Depth	
Cinema	6.1m	20'	3.8m	12'5"
Bedroom 5 Study	3.6m	11'8"	4.2m	13'8"
wc /shower	3.4m	11'2"	1.6m	5'3"

All images are for illustrative purpose only. Plans, specifications and elevations might be subject to change. Plans are not to scale.

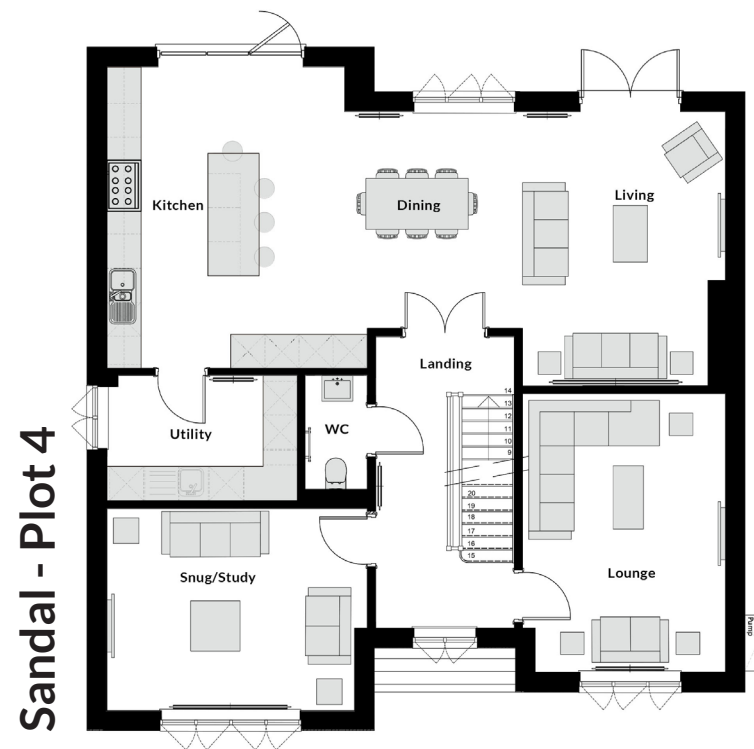
Sandal - Plots 4&5

5 double bedroom, 3 storey home with cinema room and study, family bathroom, two en-suites, shower room detached family home with integral tandem garage.

- Floor Area: 3083qft (excl. garage)
- Type: Detached

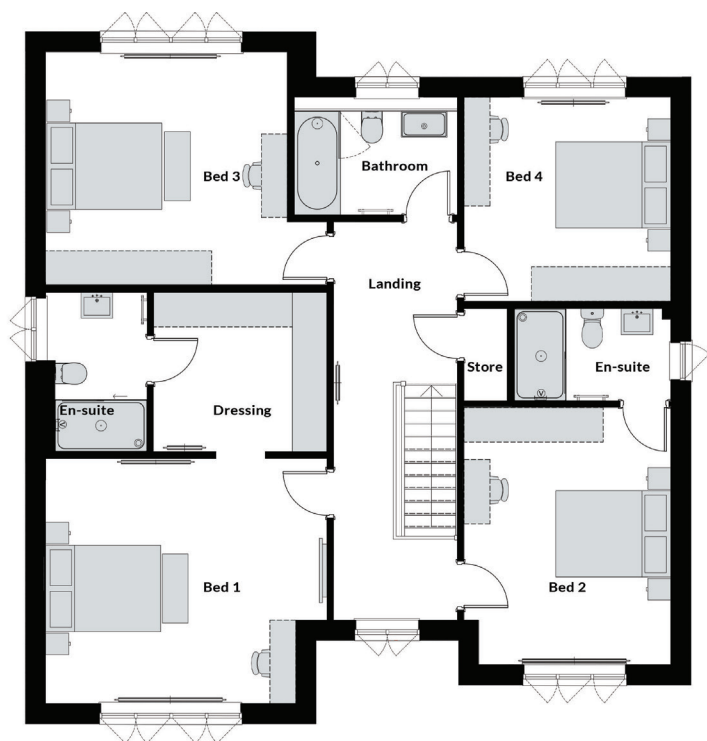


First Floor	Width		Depth	
Lounge	3.6m	11'8"	4.9m	16'1"
Snug	4.4m	14'4"	3.6m	11'8"
Kitchen	4.6m	15'1"	5.3m	17'4"
Living	3.6m	11'8"	4.8m	15'8"
Dining	2.7m	8'9"	3.8m	12'5"
Utility	3.4m	11'2"	2.2m	7'2"



First Floor	Width		Depth	
Lounge	3.6m	11'8"	4.9m	16'1"
Snug	4.4m	14'4"	3.6m	11'8"
Kitchen	4.6m	15'1"	5.3m	17'4"
Living	3.6m	11'8"	4.8m	15'8"
Dining	2.7m	8'9"	3.8m	12'5"
Utility	3.4m	11'2"	2.2m	7'2"

Sandal - Plots 4&5



Second Floor	Width		Depth	
Bedroom 1	4.9m	16'1"	4.3m	14'1"
Dressing	3m	9'8"	2.8m	9'1"
Bedroom 1 Ensuite	1.8m	5'9"	2.5m	8'2"
Bedroom 2	3.6m	11'8"	4.45m	14'6"
Bedroom 2 Ensuite	2.7m	8'9"	1.6m	5'3"
Bedroom 3	4.2m	13'8"	4m	13'1"
Bedroom 4	3.6m	11'8"	3.6m	11'8"
Bathroom	2.8m	9'2"	2m	6'5"
Store	0.75m	2'5"	1.6m	5'3"

Measurements are approximate, please clarify on viewings with agent.

Specification

All Rouse Homes come with a 2 years guarantee, and a 10 years Structural Warranty provided by Premier Guarantee.

As you would expect from a Rouse home, an enviable specification is provided as standard. Please see some of the many items included below:

- Eco-electric homes with air source heat pump.
- Underfloor heating to ground floor (Walton house type only).
- Zonal smart heating thermostat.
- Energy Performance Certificate (EPC) rating of B.
- Dual keypad intruder alarms to dwellings and garages.
- 'Full fibre' to all properties including pre-wired media to all bedrooms.
- Built in full height Urbano slide/glide wardrobes to selected bedrooms.
- Bi-folding doors to open plan kitchen/dining/living leading to the rear gardens.



AEG

Symphony[®]
SINCE 1971

Choice of kitchen

Rouse Homes and Symphony are working together to provide a wide range of colours and designs for your kitchen to ensure it is exactly the way you want it. With 4 designs and a range of different colours you can make your kitchen to fit your own individual taste. The 4 ranges to choose from are:

- Harvard
- Urban
- Alta
- New York

These designs come in unique finishes to give your house a modern feel, a classic look or to give it that timeless atmosphere. And to match your individuality you can choose from a choice of colours such as:

- Indigo
- Cobble Grey
- Hunter Green
- Charcoal
- Matt Anthracite
- And many more

Symphony[®]
SINCE 1971



Specification

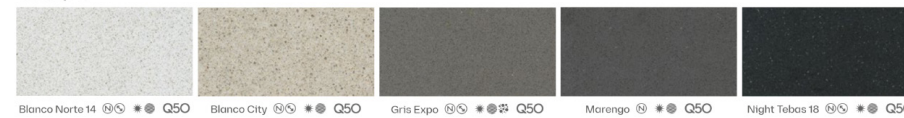
To add the final touch to your new Symphony kitchen, you have the choice of a wide range of premium countertops. Whether you are into cooking or baking the Silestone range from Consetino is more than durable enough to keep up with any tasks you will be doing in your new kitchen whilst adding that final premium touch to finish your kitchen off. All Silestone countertops are 20mm and come with matching 100mm upstand.

As standard you can choose any countertop from group 1 & 2.

Prefer something from band 3,4 or 5? Want a 30mm thick countertop? No problem, with the option to upgrade, you can choose any of the 5 Groups!

Standard

Group 1



Group 2



Upgrade

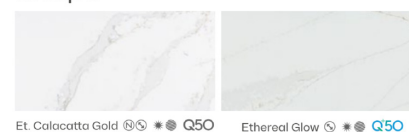
Group 3



Group 4



Group 5



Appliances

Your new kitchen is equipped with cutting-edge technology to enhance your cooking experience. Included as standard are:

- Integrated microwave
- Double oven
- Induction hob
- Hob2Hood cooker hoods
- Dishwasher
- Tall fridge & tall freezer (Sandal HT)
- Fridge/freezer (Walton HT)
- Wine cooler
- A range of composite sinks to choose from
- MPRO tap in a choice of - chrome, brushed stainless steel, matt black or brushed brass



AEG

Kitchen flooring and upstairs rooms

All Rouse Homes come standard with your choice of finish Amtico flooring in the plank finish.

If you would like a different finish, you can upgrade your flooring to be:

- Herringbone plank
- Parquet
- And many more

Step into comfort with our stunning collection of carpets. Imagine transforming your living space into a cozy sanctuary where every step feels like a warm embrace. Our Rouse Saxony carpet range comes in a wide variety of colours.



Bedrooms

Transform your space with our sleek and stylish sliding wardrobes. Imagine a seamless blend of functionality and elegance in your bedroom or hallway. Our wardrobes not only maximize storage but also save valuable floor space with their sliding doors, making them perfect for any room size.

With the option to upgrade to a variety of finishes and customizable options to match your unique style. With ample shelving, hanging space, and drawer options, you'll find it easy to keep your belongings organized and accessible.



urbano®

by Symphony®

Specification

Bathrooms:

- Choice of Porcelanosa wall and floor tiles to bathrooms and en-suites*.
- Crosswater taps, lower shower enclosures and 'follow me round' shower handset to all showers and baths.
- Chrome shaver sockets in all bathrooms and en-suites.
- Crosswater furniture, and vanity units.
- Chrome towel radiators to bathrooms and en-suites.
- Chrome integrated downlights.

* Choices are subject to build stage.

Standard External Features:

- Full width patio areas to rear gardens.
- Turf to front and rear gardens, landscaping to frontage.
- External hot and cold-water taps.
- Rear external double sockets.
- Electrical car charging point.
- Down lights to all external entrances.
- 2m timber high close boarded plot division fence.
- High performance double glazed white PVCU windows with white fittings & locks.
- Bollard lighting to driveway

Note: In addition to the standard features, you can personalise your home with a selection of optional upgrades. These add-ons, along with their respective prices, are detailed in the Rouse Homes Customer Extras List and subject to build stage.

PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD

crosswater 



REQUEST A VIEWING
email: sales@rousehomes.co.uk
Tel: 0113 279 4197

premier
guarantee

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



website: www.monroestateagents.com
email: landandnewhomes@monroestateagents.com
1-3 The Avenue, Alwoodley, LS17 7BD
Tel: 0113 350 1444