



Riverside Way, Castleford, West Yorkshire

Luxury riverside home | Modern 'family hub' design | Ensuite facilities | Utility room | Builders warranty still valid | Balcony overlooking the River Calder | Direct and private access to the River Calder | Four/Five double bedrooms with high ceilings

4/5 Bedroom Link-Detached House | Asking Price: **£374,995**

Rosedale
& Jones 

Riverside Way, Castleford, West Yorkshire

DESCRIPTION

A very versatile and spacious home, which is quite rare. Boasting exceptional views of the River Calder and the rural landscapes beyond. Immaculately presented throughout, with numerous upgraded features. REF: LCLG

Key Features

- Luxury riverside home
- Modern 'family hub' design
- Ensuite facilities
- Utility room
- Builders warranty still valid
- Balcony overlooking the River Calder
- Direct and private access to the River Calder
- Four/Five double bedrooms with high ceilings



LOCATION

NAVIGATION POINT is an award winning luxury development, situated alongside the River Calder with picturesque walks and expansive views of the local countryside. This new residential development is truly "Castleford's best kept secret". Just a short distance away from all the amenities provided by Castleford Town Centre, where you can find a range of supermarkets, bars and restaurants. Rail links from the local train station take you directly into Leeds and Wakefield if wishing to commute to work, or for pleasure. Xscape and the Junction 32 Shopping Centre are both just a short drive away and with easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better.

EXTERIOR

Front

A large and very well-kept front garden, which consists of a generous grass lawn, surrounded by plenty of floral/stone decoration. The property can accommodate up to four vehicles with off-street parking and there is an split integral garage which offers additional storage.

Rear

A truly wonderful space, which can be enjoyed all year round. The space is enclosed on all sides, catches the sun well and offers privacy at the same time. Notably, this space also contains space and a connection for a hot tub and is decorated with lovely floral plants and shrubby. The patio area looks across the River Calder and enjoys nothing but trees and rural landscapes for as far as the eye can see. Residents here enjoy direct and secured access to the river and miles of countryside walks.

INTERIOR - Ground Floor

Entrance Hall

Spacious, with a Composite exterior door to the side aspect and a Central Heated radiator.

Kitchen / Diner / Snug

7.61m x 5.15m

Modern design. A very generous space which is ideal for modern living and acts as the ever popular 'family hub' of this wonderful home. Features include: cream 'high gloss' fitted units, 'soft close' draws. Premium standard tile flooring throughout. Supported appliances include: an electric oven with four gas 'ring' hobs and a fitted extractor fan above, a fully fitted fridge and freezer and a dishwasher. Premium worktops and up-stands with a 1.5l stainless steel sink and drainer. The dining space is large enough to comfortably accommodate an eight seated dining suite and the snug has been designed to accommodate a sofa and TV with space for additional furniture. Fitted storage closet.

Dining Room*

2.99m x 2.78m

This space is currently used as a dining room, but could be used for a child's play room or study.*The current owner has not removed the garage door and sought out building regulations, instead opting to keep some storage space. This is considered to be a partial conversion only and can quickly convert back into a usable garage if preferred.

Utility Room

Plenty of storage space and featuring premium standard tile flooring. Can accommodate a freestanding washing machine and a tumble dryer. Space for coat and shoe storage and an extractor fan with isolation switch.

W/C

Premium tiled flooring, a wash basin and a w/c. 'Frosted' Double Glazed windows to the front aspect and a Central Heated radiator. Extractor fan with isolation switch.

INTERIOR - First Floor**Living Room**

5.16m x 3.33m

A wonderful and relaxing space, which can accommodate alternative furniture arrangements, as required. This room features a spectacular private balcony, which boasts tranquil riverside views over the local rural landscape. Two Central Heated radiators and two Double Glazed French Doors which open up onto the balcony.

Atelier

4.84m x 2.98m

Currently being used as a bedroom but is an incredibly versatile space which has many different uses, depending upon personal preference. A light and airy room which is very spacious and can comfortably accommodate a Super-King bed and an array of different furniture, as required. Very high ceilings. Central Heated radiator and Double Glazed windows to the front elevation. Double Glazed French doors to the rear elevation with a Juliette balcony which opens up to spectacular views of the river and landscape beyond.

Bedroom One

3.98m x 2.66m

The space easily allows for a Super-King bed, in addition to storage furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Very spacious, with premium floor and wall tiling. Features include: a w/c, a wash basin and a double 'walk-in' shower. LED spotlights and a Central Heated radiator. A 'Frosted' Double Glazed window to the front elevation and an electric shaver/toothbrush power supply. Extractor fan with isolation switch.

INTERIOR - Second Floor

Bedroom Two

3.01m x 2.52m

Another generous room which can accommodate a double bed and additional items of storage furniture, as required. High ceilings are a lovely feature. This room also boasts exceptional riverside views. Double Glazed windows to the rear elevation and a Central Heated radiator.

Bedroom Three

4.07m x 2.45m

Another large room which can support a double bed quite comfortably and additional items of furniture, as required. High ceilings are a lovely feature here too. This room also boasts exceptional riverside views. Double Glazed windows to the rear elevation and a Central Heated radiator. Loft access

Bathroom

A very spacious and modern installation with a high ceiling and complete with floor/wall tiling. Features include: a bathtub with standing shower and a glass water-guard, a wash basin and a w/c. Central Heated radiator and plenty of space for added storage furniture. There is also an electric shaver/toothbrush power supply, LED spotlights and a 'frosted' Double Glazed window to the front elevation. Extractor fan with isolation switch.

Bedroom Four

3.87m x 2.67m

Another large room which can support a King-size bed and additional items of storage furniture, as required. High ceilings are a feature once more. Double Glazed windows to the front elevation and a Central Heated radiator.

Unique Reference Number

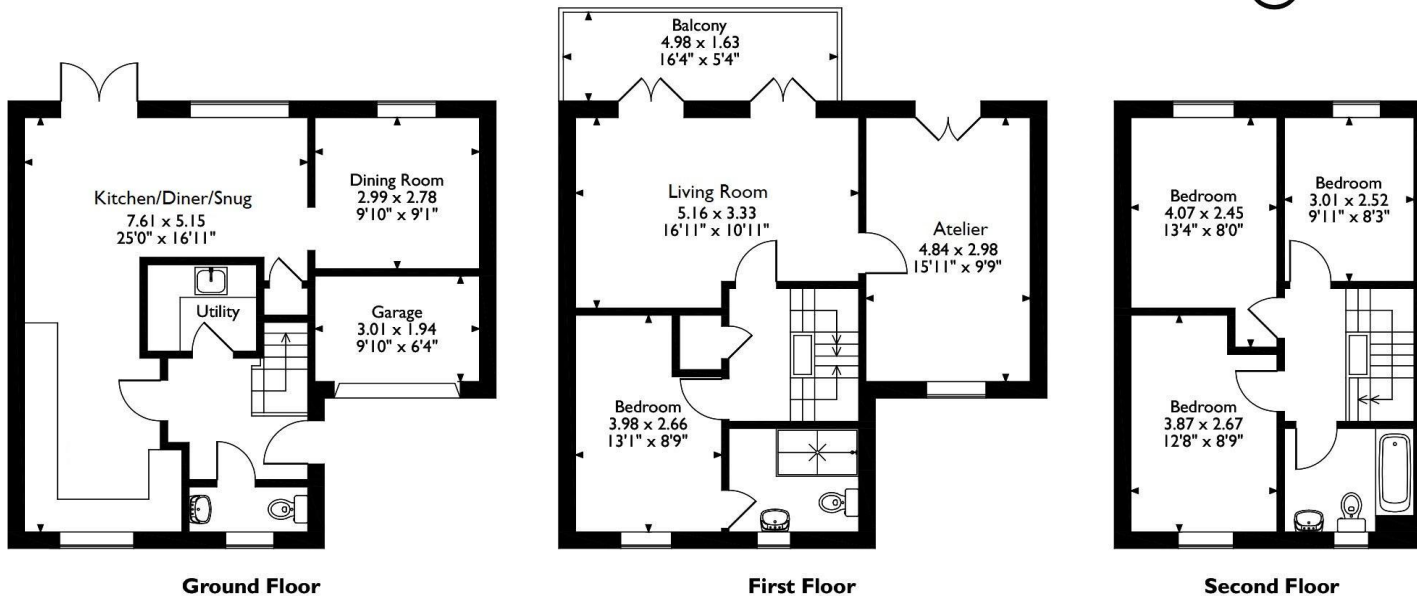
#LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



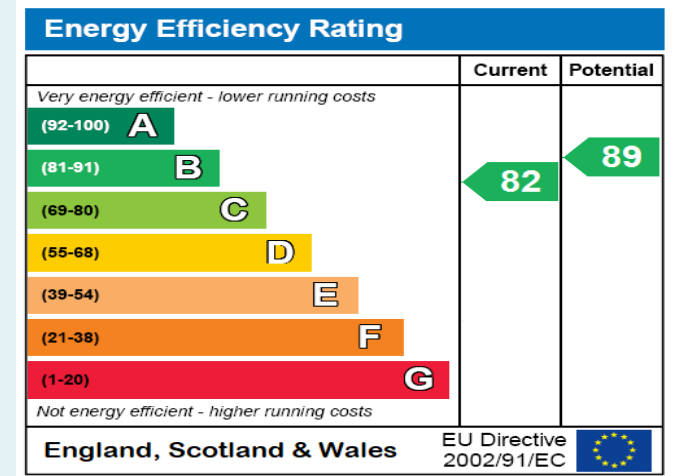
Riverside Way, Castleford
 Approximate Gross Internal Area
 Main House = 141 Sq M/1518 Sq Ft
 Garage = 6 Sq M/65 Sq Ft
 Total = 147 Sq M/1583 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

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



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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