

Bellflower Close, Castleford, West Yorkshire

Study | Off street parking for up to two vehicles | Utility Room | Juliet balcony with stunning views | Three bathrooms | Close to local amenities | Sought after location | Ground floor ideal for use as an annex

4 Bedroom Town House | Asking Price: **Offers above £230,000**

Rosedale
& Jones



Bellflower Close, Castleford, West Yorkshire

DESCRIPTION

A very spacious home, boasting exceptional views of the rural landscapes and beyond. Immaculately presented with numerous upgraded features throughout. Book your viewing today to avoid missing out.

Key Features

- Study
- Off street parking for up to two vehicles
- Utility room
- Juliet balcony with stunning views
- Three bathrooms
- Close to local amenities
- Sought after location
- Ground floor ideal for use as an annex



LOCATION

This wonderful home is set in an elevated position within this popular modern residential development, with picturesque walks and expansive views of the local countryside. Just a short distance away from all the amenities provided by Castleford Town Centre and the leisure facilities offered by Xscape and the Junction 32 Shopping Centre. You can find a range of supermarkets, bars, restaurants and various other entertainment venues within a five minute commute by car. Wider commuter links could not be better, with direct routes into Leeds, Wakefield and all surrounding areas via public transportation, or via the excellent motorway systems running through the local area.

EXTERIOR

Front

Low maintenance, with a 'side by side' driveway which can accommodate two vehicles with off street parking. There is also some additional parking bays on street, if needed.

Rear

A South facing and very well kept garden, with a generous patio area and an elevated (decked) entertainment area. There is also plenty of space for a BBQ and seating. The garden is enclosed on all sides and very secure, ideal for pets and young children.

INTERIOR - Ground Floor

Entrance Hall

Very open, with space for coats and shoes. A composite exterior door to the front aspect and a Central Heated radiator. Premium flooring throughout.

Bedroom Four (*entertainment room*)

4.45m x 2.48m

A large room, with premium standard flooring and built-in wardrobes. Suitable for a king size bed and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front aspect. Note: Currently being used as an entertainment room.

Shower Room

Features include: premium tiling, a standing shower with glass water guard, a w/c and wash basin. Central Heated radiator, an extractor fan with an isolation switch and a charging point for electrical bathroom appliances.

Study

3.32m x 2.64m

A room which offers plenty of space, should you work from home. Alternatively, the room is also large enough for use as a play room or gym if preferred. Central Heated radiator and Double Glazed patio doors to the rear aspect with nice views of the local countryside.

Utility Room

2.12m x 1.96m

Loads of storage space and featuring premium quality tiled flooring. Can accommodate a freestanding washing machine and a tumble dryer, a 1.5l sink and drainer and access to the rear garden.

INTERIOR - First Floor

Living Room

4.69m x 4.16m

A wonderful space, the room can accommodate alternative furniture arrangements, as required and features a spectacular Double Glazed Juliette balcony, which boasts tranquil views over the local rural landscape. Two Central Heated radiators .

Kitchen Diner

4.52m x 2.62m

A large and modern kitchen installation, which benefits from premium standard flooring and space for a four seated dining set. Supported appliances include: an electric oven with four gas 'ring' hobs with a fitted extractor fan above, a free standing fridge and freezer and a dishwasher. Central Heated radiator and Double Glazed windows to the front elevation with views over the local park area.

INTERIOR - Second Floor**Landing**

Very bright and well presented. Loft access and storage cupboard.

Main Bedroom

4.02m x 3.66m

A spacious room which can support a Super-King bed and benefits from modern full- fitted wardrobes. This room also features exceptional views which really need to be seen to truly be appreciated. Double Glazed windows to the front elevation and a Central Heated radiator.

Ensuite

Spacious, with premium floor and wall tiling. Features include: an over-sized standing shower, a w/c, with wash basin and splash-back tiles, a chrome towel rail and a vanity unit. Central Heated radiator, a 'frosted' Double Glazed window to the front elevation and an extractor fan with isolation switch. Power point for bathroom appliances.

Bedroom Two

3.32m x 2.60m

Another spacious bedroom which can accommodate a king-size bed with modern fully-fitted wardrobes and addition furniture as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A spacious and modern installation, complete with floor and wall tiling. Features include: a bathtub, a wash basin and a w/c. Central Heated radiator and plenty of storage space. Extractor fan with isolation switch.

Bedroom Three

3.36m x 1.99m

Can accommodate a single bed and additional furniture, as required. Would make a lovely nursery or walk-in wardrobe. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

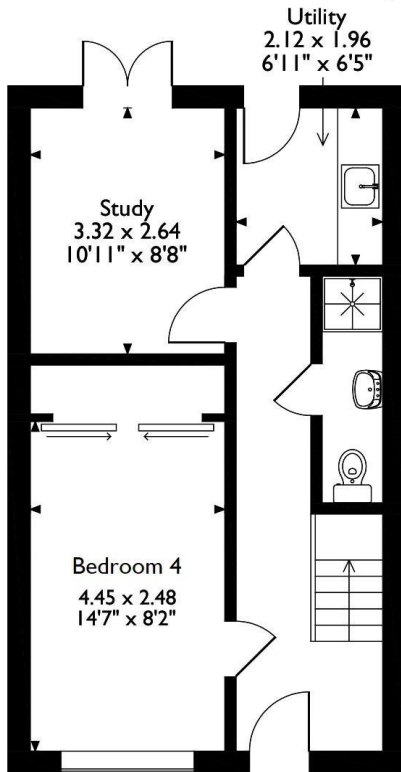
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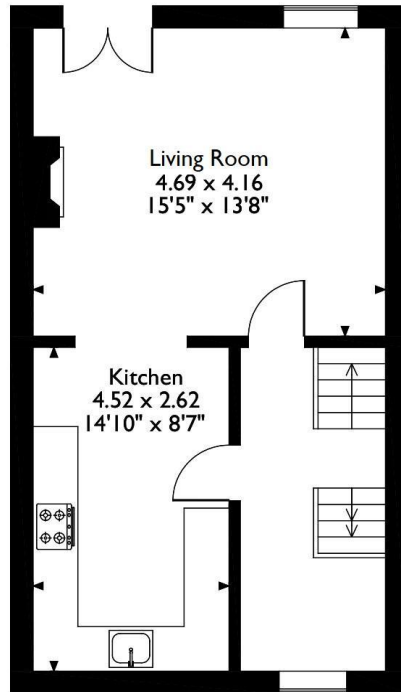
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.



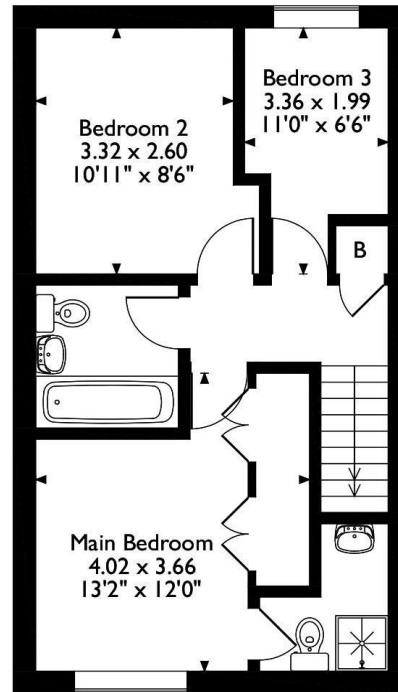
Bellflower Close, Castleford, West Yorkshire
 Approximate Gross Internal Area
 123 Sq M / 1323 Sq Ft



Ground Floor



First Floor



Second Floor

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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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to sell or let?

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