



Grove Street, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Close to amenities | Private balcony with views over the green | South facing garden | Off street parking for two vehicles | Still within 'new build' warranty period | Rural and riverside walks nearby

3 Bedroom Townhouse | Asking Price: **£239,995**

Rosedale
& Jones 

Grove Street, Castleford, West Yorkshire

SUMMARY DESCRIPTION

Three large bedrooms, an open plan design to the ground floor, with a lovely garden/patio space. Plenty of parking and a balcony. All within a very popular residential development.

Key Features

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Close to amenities
- Private balcony with views over the green
- South facing garden
- Off street parking for two vehicles
- Still within 'new build' warranty period
- Rural and riverside walks nearby



Outdoor Space

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.

Outdoor Space

None

Outdoor Space

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

Outdoor Space

A South facing and very well kept garden, with a generous lawn and a decked entertainment area, there is also plenty of space for a BBQ. The garden is enclosed on all sides and very secure, ideal for pets and young children.

Entrance Hall

None

Entrance Hall

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

Kitchen

8.64m x 3.93m

A modern fully fitted kitchen installation, which benefits from lots of unit space for storage. Supported appliances include: a built-in electric oven, four gas 'ring' hobs and a fitted extractor fan above. There is also a fully fitted fridge freezer and dishwasher. Other features include a 1.5l stainless steel sink and drainer and premium floor tiling. Central Heated radiator and two Double Glazed windows to the front

Lounge

See floor plan.

The lounge/dining area is very spacious, this is ideal for modern living and can accommodate a wide range of furniture layouts. There is also enough space to accommodate a four seated dining set quite comfortably, if required. Under-stairs storage cupboard and a Central Heated radiator, with two Double Glazed French doors to the rear aspect, leading onto the rear garden.

Bathroom

A wash basin and a w/c. Central Heated radiator and an extractor fan, with isolation switch.

Entrance Hall

None

Landing

Open and well presented, with a Central Heated radiator.

Bedroom

3.93m x 3.53m

A spacious room which can support a double bed quite comfortably and benefits from a built-in storage cupboard. There is also enough space for a home office if desired. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A modern bathroom installation, complete with premium quality tiling. Features include: a w/c, a wash basin and a bathtub with a handheld shower fixture. There is also an extractor fan with isolation switch and a charging point for electrical bathroom appliances. Central Heated radiator. Note: This room also acts as a utility area and features a purpose built unit which can accommodate a free-standing washing machine/tumble dryer and added storage for towels.

Bedroom

3.92m x 2.70m

Another large room, suitable for a double bed and some associated furniture, as preferred. Central Heated radiator and two Double Glazed windows to the front elevation. Note: Currently being used as a nursery.

Landing

None

Bedroom

6.89m x 3.93m

A substantial room which can accommodate a Super-King bed and features fitted wardrobes in addition to dressing area. Double Glazed windows to the rear elevation and two Central Heated radiators. Access to loft space. Note: Double Glazed French doors lead onto the balcony.

En-Suite

Features include: premium tiling, a standing shower with a glass water guard, a w/c and 'his/hers' wash basins. Central Heated radiator, an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Double Glazed 'frosted' windows to the rear elevation.

Cloakroom

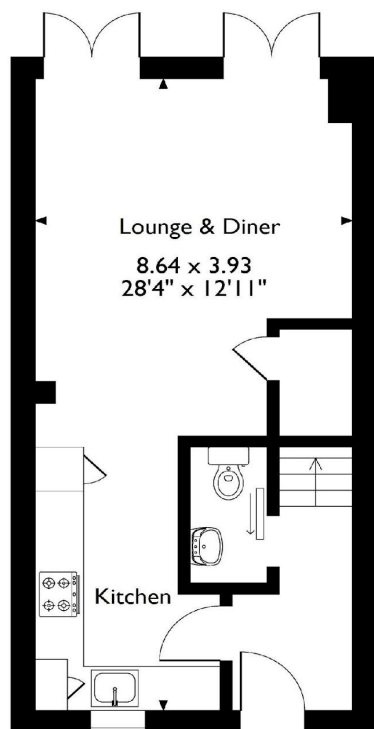
#LCLG

Cloakroom

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.

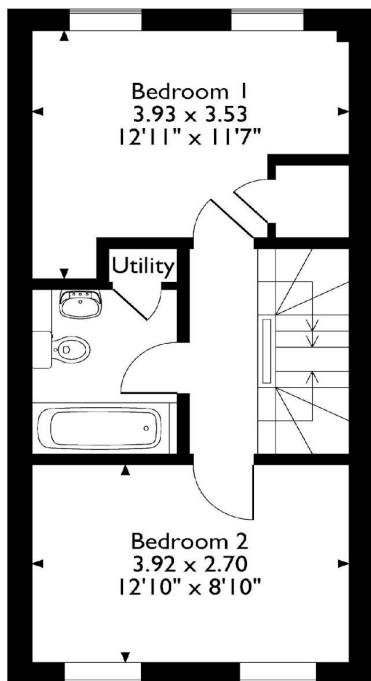


Grove Street, Castleford, West Yorkshire
 Approximate Gross Internal Area
 94 Sq M/1012 Sq Ft

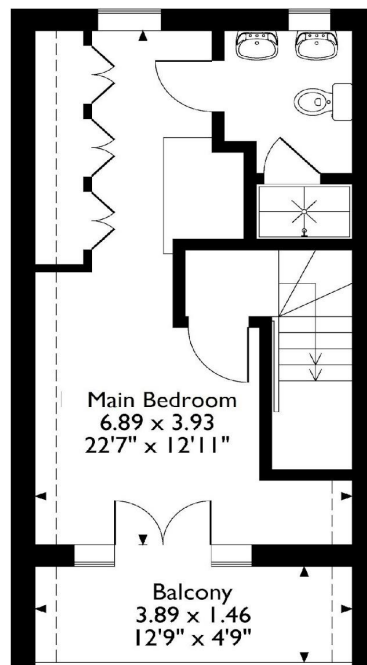


Ground Floor

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.



First Floor



Second Floor

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
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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