



Old Mill Way, Castleford, West Yorkshire

NO CHAIN | AWARD WINNING NAVIGATION POINT DEVELOPMENT | Still within 'new build' warranty period | Garage and off street parking | Modern specification | Rural and riverside walks nearby | Close to amenities | South facing garden

2 Bedroom Terraced House | Asking Price: **£179,995**

Rosedale
& Jones 

Old Mill Way, Castleford, West Yorkshire

DESCRIPTION

NO CHAIN. Two large bedrooms, an open plan design to the ground floor, with a stunning rear garden/patio space, plenty of parking and a garage! All within a very popular residential development.

Key Features

- NO CHAIN
- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Still within 'new build' warranty period
- Garage and off street parking
- Modern specification
- Rural and riverside walks nearby
- Close to amenities
- South facing garden



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 block paved road, with a pathway to the front entrance and a low maintenance front garden with floral borders. There is parking to the rear, complete with one designated parking space and an integral garage. Note: Additional parking can be found on the street and via designated visitor parking areas.

Rear

A south facing and very well kept garden, which is enclosed on all sides and very secure, ideal for pets and young children with rear access to the designated parking area and garage.

INTERIOR - Ground Floor

Entrance Hall

A composite exterior door to the front aspect and a Central Heated radiator. Space for coats and shoes

W/C

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

Kitchen

A modern and fully fitted kitchen installation, which benefits from premium quality flooring and lots of unit space for storage. Supported appliances include: an 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. Central Heated radiator and a Double Glazed windows to the front aspect. Note: The Utility area can accommodate a free-standing washing machine and a tumble dryer. The space also features built-in shelving for extra storage.

Living Room/Diner

7.59m x 3.94m

Very spacious and ideal for modern living. The room can accommodate a range of furniture layouts and this includes space for a four seated dining set, or a breakfast bar. Under stairs storage cupboard and a Central Heated radiator, with Double Glazed French doors which lead to the rear garden.

INTERIOR - First Floor

Landing

Open and well presented, with a Central Heated radiator and loft access.

Bedroom One

3.92m x 2.50m

A substantial room which can accommodate a King-size bed and features fully fitted 'wall length' mirrored wardrobes and a built-in storage cupboard. Double Glazed windows to the front elevation and a Central Heated radiator.

Bathroom

A modern bathroom installation, with upgraded tiled walls and floors. Features include: a bathtub with standing shower and a glass water-guard, a wash basin and a w/c. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Central Heated radiator.

Bedroom Two

3.95m x 2.66m

A spacious room which can support a King-size bed quite comfortably and benefits from fitted wardrobes. There is also enough space for a desk and chair if you work from home. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

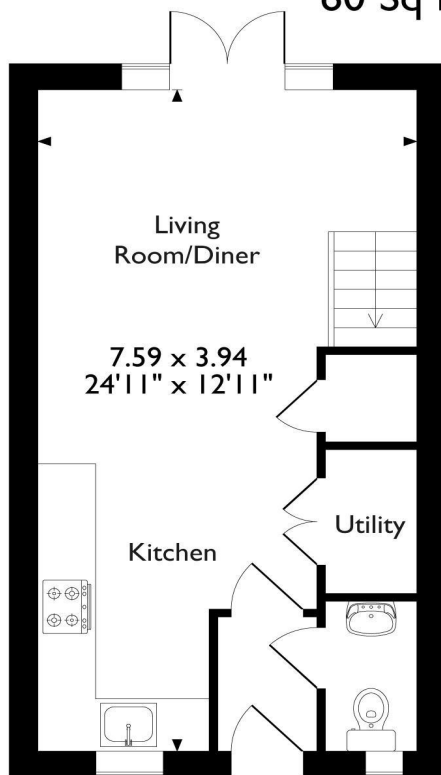
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Disclaimer

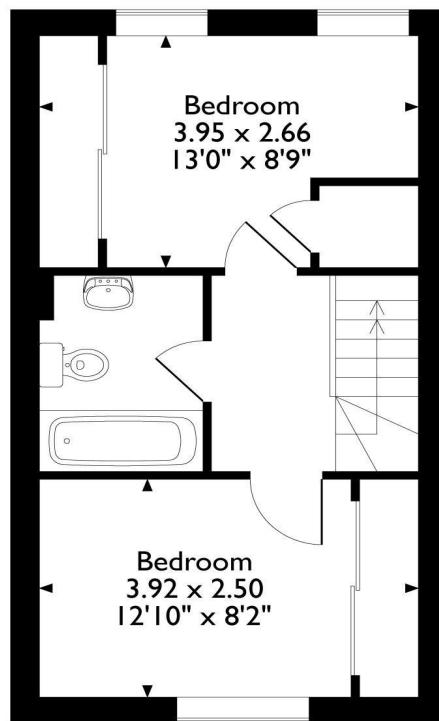
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Old Mill Way, Castleford
 Approximate Gross Internal Area
 60 Sq M/646 Sq Ft



Ground Floor



First 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		98
(81-91) B	84	
(69-80) C		
(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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