



Stonecrop Drive, Castleford, West Yorkshire

Available immediately | Four large bedrooms | En-suite facilities | Large garden | Side by side parking | Two large reception rooms | Great transportation links | Close to amenities

Four Bedroom Detached House | Asking Price: **£1,395 Per month**

Rosedale
& Jones 

Stonecrop Drive, Castleford, West Yorkshire

DESCRIPTION

Available immediately! Four large bedrooms, a spacious ground floor and a big garden. Side by side parking for two vehicles in a popular residential area.

Key Features

- Available immediately
- Four large bedrooms
- En-suite facilities
- Large garden
- Side by side parking
- Two large reception rooms
- Great transportation links
- Close to amenities



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

Very low maintenance driveway, with parking for two vehicles presented with some decorative features. The property also benefits from an integral garage.

Rear

A wonderful garden with a stone pathway leading to the patio entertainment area, which is perfect for a BBQ and some garden furniture. The garden is enclosed on all sides, ensuring privacy, and catches the sun well. There is also a generous grass lawn here which is decorated with floral plantations. Attached is a rear water supply allowing for hose usage, a shed and a small pond.

INTERIOR - Ground Floor

Entrance Hall

A very generous entrance hall with a built in cloakroom which is ideal for coats and shoes.

W/C

A modern specification with features including: a premium quality tiled floor, a w/c, a wash basin with fitted storage units underneath, a Central Heated 'chrome' towel rack and splashback tiling. 'Frosted' Double Glazed window to the front aspect.

Living Room

4.25m x 3.86m

A spacious living room which is large enough to support a range of furniture choices. Key features include: a fire place and surround, chrome light fittings and a Central Heated radiator. Double Glazed window to the front aspect.

Dining Room & Snug

5.03m x 4.85m

This room is equipped with premium 'easy to clean' laminate flooring and features a built-in dining table and seating. The room has plenty of space for additional furniture, as required and a cloakroom provides extra storage for coats and shoes. Double Glazed French doors to the rear aspect and a Central Heated radiator. Double Glazed windows to the front aspect.

Kitchen

3.98m x 2.56m

A spacious and modern installation with plenty of unit storage. Contains a 1.5L capacity sink/drain, splashback tiling and plenty of counter space. Supported appliances include: an oven with five gas 'ring' hobs and a fitted extractor fan above, a fridge freezer and a free-standing dishwasher. Central Heated radiator and Double Glazed windows to the rear aspect.

Utility Room

Equipped with fitted storage units. Space for a washing machine and a tumble dryer. Central Heated radiator and a composite door to the rear aspect.

INTERIOR - First Floor**Main Bedroom**

4.25m x 3.41m

Very spacious and can support a King-size bed with additional furniture, as required. Double Glazed windows to the front elevation and a Central Heated radiator.

En-Suite

Fully tiled and to a modern specification. Features include: a w/c, a wash basin with fitted storage units underneath and a shower with 'rain' type head fittings. An extractor fan a Central Heated 'chrome' towel rack and a 'frosted' Double Glazed window to the side elevation.

Bedroom Two

4.07m x 2.15m

Another spacious room, which can support a double bed and additional furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation.

Bathroom

A contemporary fully tiled, bathroom installation. Features include: a w/c, a wash basin and a bathtub. Central Heated radiator and 'frosted' Double Glazed windows to the rear elevation.

Bedroom Three

3.42m x 2.60m

Large enough to comfortably accommodate a double bed and additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Four

4.07m x 2.77m

Suitable for a double bed and some added furniture. Central Heated radiator and Double Glazed windows to the rear elevation with garden views.

Unique Reference Number

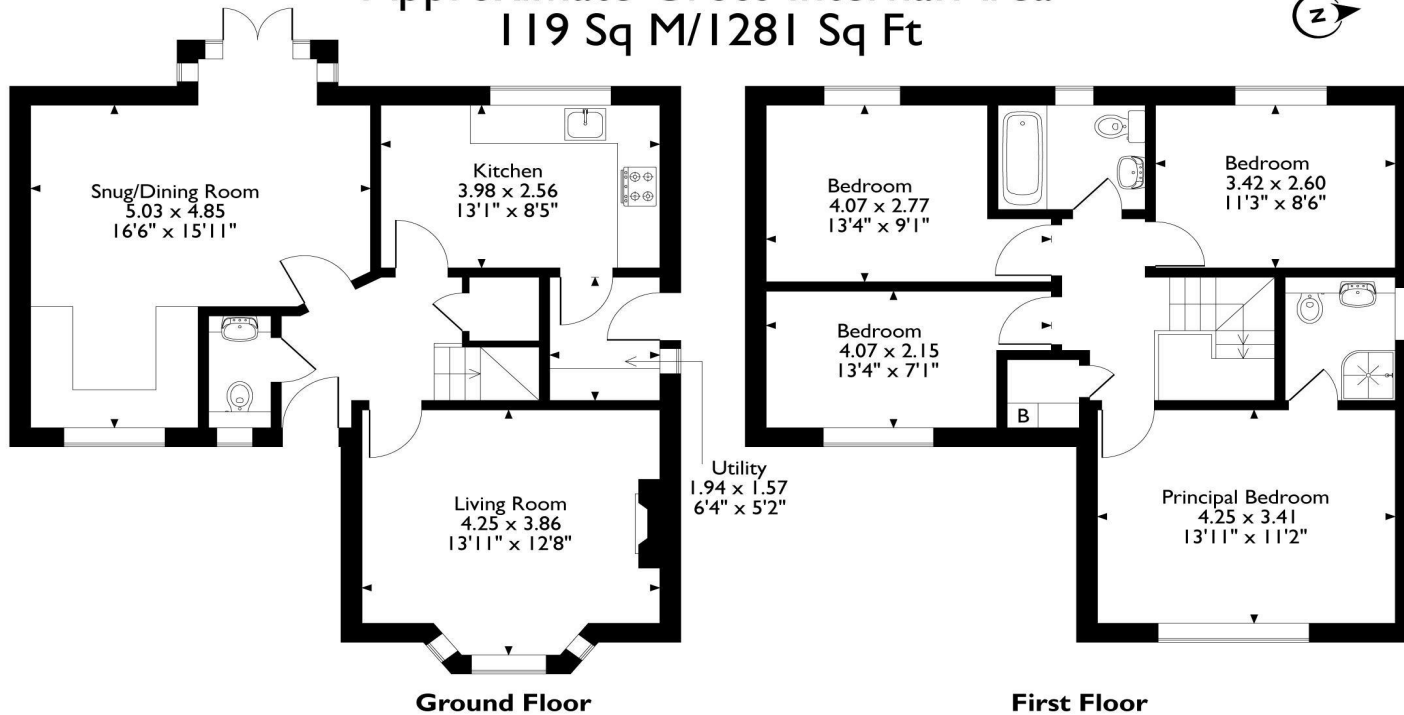
#LCLG

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.



Stonecrop Drive, Castleford
 Approximate Gross Internal Area
 119 Sq M/1281 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D	63		
(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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