



Low Lane, Castleford, West Yorkshire

Still within new build warranty | Award winning NAVIGATION POINT development | Two large bedrooms | En-suite facilities | Large rear garden | Modern dining kitchen | Driveway for two vehicles

3 Bedroom House | Asking Price: **£200,000**

Rosedale
& Jones 

Low Lane, Castleford, West Yorkshire

DESCRIPTION

Two large bedrooms, en-suite facilities, a modern kitchen AND a generous garden. All within a very popular residential development close to Castleford Town Centre.

Key Features

- Still within new build warranty
- Award winning NAVIGATION POINT development
- Two large bedrooms
- En-suite facilities
- Large rear garden
- Modern dining kitchen
- Driveway for two vehicles



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

Very low maintenance, with side by side parking for two vehicles on the driveway.

Rear

A generous garden, complete with grass lawn and an elevated decking area which is ideal for some garden furniture. There is also a summerhouse, complete with a storage area, power supply and an internet connection. Note: previously used as a home office.

INTERIOR - Ground Floor

Entrance Hall

Space for shoe and coat storage. A composite door and high specification laminate throughout the ground floor. Central Heated radiator.

W/C

Tiled flooring, a w/c and a wash basin with splash black tiles. Central Heated radiator.

Living Room

4.67m x 2.87m

A warm and cosy space which can accommodate a selection of furniture layouts, as required. Central Heated radiator and Double Glazed windows to the front aspect.

Dining Kitchen

4.96m x 3.36m

A modern fitted kitchen installation with a good amount of unit space for storage and tiled floors. Supported appliances include: a fitted electric oven, with four ringed (gas) hobs and a fitted extractor fan above. There is a fitted fridge freezer and dishwasher too. Other features include: splash-back wall tiling and an 'inset' 1.5l sink and drainer. Central Heated radiator, Double Glazed windows and French Doors to the rear aspect.

INTERIOR - First Floor

Landing

Loft access and a Central Heated radiator.

Main Bedroom

3.76m x 2.85m

Large enough for a King-size bed and some associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation.

En-Suite

Features include: premium tiling, a w/c, a wash basin and a shower cubicle with a glass water guard. Extractor fan with isolation switch and a 'frosted' Double Glazed window to the rear elevation.

Bedroom Two

3.12m x 2.58m

Another spacious room which can support a double bed quite comfortably along with associated storage furniture. Central Heated radiator and Double Glazed windows to the rear elevation. Note: this room is currently used as a nursery.

Bathroom

Featuring wall and floor tiling with a w/c, a wash basin and a bathtub with a handheld shower fixture. Extractor fan and a Central Heated radiator.

Bedroom Three

2.29m x 2.05m

Suitable for use as a single bedroom, a home gym, a walk-in wardrobe or an office. Central Heated radiator and Double Glazed windows to the front elevation. Note: currently used as a home office.

Unique Reference Number

LCLG

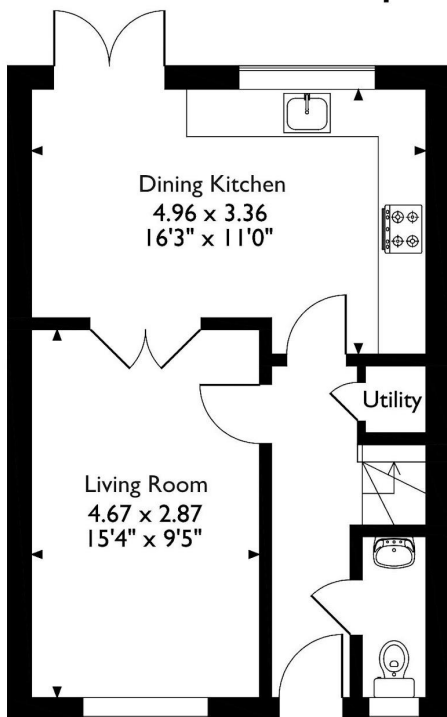
Disclaimer

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.



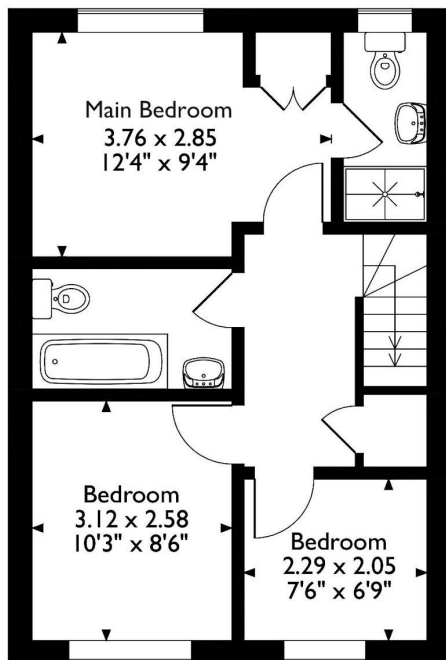
Low Lane, Castleford

Approximate Gross Internal Area 76 Sq M/ 818 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

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			97
(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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