



Riverside View, Castleford, West Yorkshire

Luxury modern home | Rural and riverside walks nearby | Very popular location | 'Side by side' parking on driveway | Still within 'new build' warranty period | Private balcony | Utility room

3 Bedroom Townhouse | Asking Price: **£244,995**

Rosedale
& Jones 

Riverside View, Castleford, West Yorkshire

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 close to the River Calder. All within a very popular residential development.

Key Features

- Luxury modern home
- Rural and riverside walks nearby
- Very popular location
- 'Side by side' parking on driveway
- Still within 'new build' warranty period
- Private balcony | Utility room



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 & is 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

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

Rear

A very well kept garden with a generous lawn and a decked out entertainment area. There is a storage shed and wooden pergola with extra seating to the back of the garden too. The garden is enclosed on all sides and very secure, ideal for pets and young children.

INTERIOR - Ground Floor

Entrance Hallway

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

Living Room & Diner

8.65m x 3.94m

The living area is very spacious, ideal for modern day living and can accommodate a wide range of furniture layouts. There is also enough space to accommodate a four seated dining set or a breakfast bar 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.

Kitchen

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

W/C

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

INTERIOR - First Floor

Landing

Open and well presented, with a Central Heated radiator.

Bedroom One

3.95m x 3.48m

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

Bathroom

A modern bathroom installation, complete with premium quality upgraded tiling. Features include: a w/c, a wash basin and a bathtub with a standing shower and glass water-guard. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Double Glazed 'frosted' window to the side elevation and a 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 Two

3.94m 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.

INTERIOR - Second Floor**Main Bedroom**

6.85m x 3.94m

A substantial room which can accommodate a King-size bed and benefits from a private balcony in addition to ensuite facilities. The space also features fitted wardrobes and a dressing area. Double Glazed windows to the rear elevation, Double Glazed French doors to the balcony and two Central Heated radiators. Loft access.

Ensuite

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.

Unique Reference Number

#LCLG

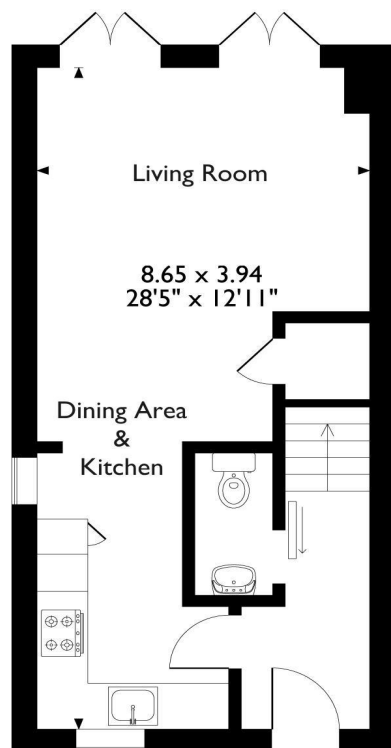
Disclaimer

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.

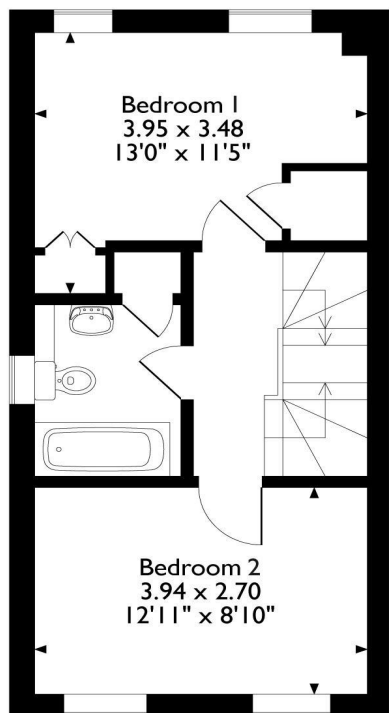


Riverside View, Castleford

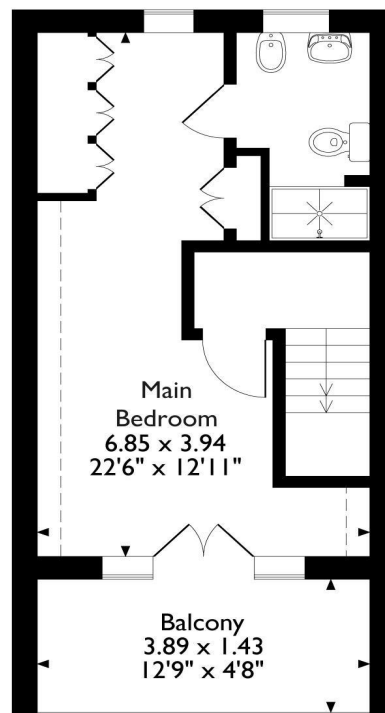
Approximate Gross Internal Area 94 Sq M/1012 Sq Ft



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
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		84	
(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.

Do you have a property
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.



01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk