



Cinder Lane, Castleford, West Yorkshire

CHAIN FREE | AWARD WINNING NAVIGATION POINT DEVELOPMENT | Still within 'new build' warranty period | Two ensuites | Garage and secured off-street parking | Huge kitchen, diner & snug | Rural and riverside walks nearby | Potential to add significant value with little expense

4 Bedroom Townhouse | Asking Price: £230,000 (Offers Over)

Rosedale
& Jones 

Cinder Lane, Castleford, West Yorkshire

DESCRIPTION

A fabulous opportunity to pick up a large four bedroom home, which has huge potential to add value with little expense. A detached garage, with secure parking, a modern kitchen, and three bathrooms! All within a very popular residential development with exceptional rural and riverside walks.

Key Features

- CHAIN FREE
- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Still within 'new build' warranty period
- Two ensuites
- Garage and secured off-street parking
- Huge kitchen, diner & snug
- Rural and riverside walks nearby
- Potential to add significant value with little expense



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. Very low maintenance, secured parking to the rear and plenty of on street parking to the front.

Rear

A grass lawn and patio seating areas. The patio space is ideal if you like plenty of exterior furniture. The garden is enclosed on all sides and very secure, ideal for children or pets to play safely. Additionally, the garden also enjoys a good deal of sunshine, which the seating area benefits from for most of the day. Rear access to the court yard and garage. Garage: A large external garage which can accommodate a family car and parking in front. Accessed via an electric gated entrance to the front, offering a private and secure parking area.

INTERIOR - Ground Floor

Entrance Hall

Very spacious, with tile flooring and a good capacity for shoe/coat storage. Composite exterior door to the front aspect and a Central Heated radiator.

Kitchen / Diner / Snug

8.63m x 4.47m

A large and modern kitchen, which benefits from tiled flooring and offers plenty of space for furniture. This room is a modern 'Family Hub' which has become so popular in recent years and is featured within many luxury homes. The space acts as a focal point for the whole family and can comfortably support an eight seated dining suite. Double Glazed windows and French doors to the rear aspect, which opens directly onto the rear garden and patio area. Supported appliances (all fully fitted) include: an electric double oven with four 'induction' hobs and an extractor fan above. A fridge and freezer, a dishwasher and a 1l capacity sink and drainer. Two Central Heated radiators. The snug has been designed to accommodate a sofa and a large TV with space for some additional furniture. Central Heated radiator and Double Glazed windows to the front aspect.

W/C

Tiled flooring, a wash basin and a w/c. 'Frosted' Double Glazed windows to the front aspect and a Central Heated radiator.

INTERIOR - First Floor

Landing

Very bright and open with access to the boiler.

Lounge

4.46m x 3.32m

A generous space, which is ideal for a large family and can accommodate a wide range of furniture arrangements, as required. Central Heated radiator and Double Glazed French doors, complete with a Juliet balcony to the front elevation.

Utility Room

Can support a free-standing washing machine and a tumble dryer. Worktops above the appliances and a power supply. Extractor fan with isolation switch.

Bedroom One

3.18m x 3.17m

A spacious room which can comfortably accommodate a King-size bed and additional items of storage furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Ensuite

Wall and floor tiling. Features include: a large standing shower, with a glass water guard, a w/c and a wash basin. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation. Extractor fan with isolation switch and a charging point for electrical bathroom appliances.

INTERIOR - Second Floor**Landing**

Loft access

Bedroom Two

3.17m x 3.16m

Another spacious room which can comfortably accommodate a King-size bed and additional items of storage furniture, as required. Double Glazed windows to the rear elevation. Central Heated radiator.

Ensuite

Wall and floor tiling. Features include: a large standing shower, with a glass water guard, a w/c and a wash basin. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation. Extractor fan with isolation switch and a charging point for electrical bathroom appliances.

Bedroom Three

3.23m x 2.43m

A good sized room which can accommodate a double, but may be more spacious with a three quarter or single bed and additional items of storage furniture. Double Glazed windows to the front elevations. Central Heated radiator.

Bathroom

Complete with floor and wall tiling. Features include: a bathtub, with a handheld shower fixture, a wash basin and a w/c. Central Heated radiator. Extractor fan with isolation switch.

Bedroom Four

3.23m x 1.94m

Can comfortably accommodate a single or three quarter sized bed and additional items of storage furniture, as required. Double Glazed windows to the front elevations. Central Heated radiator.

Unique Reference Number

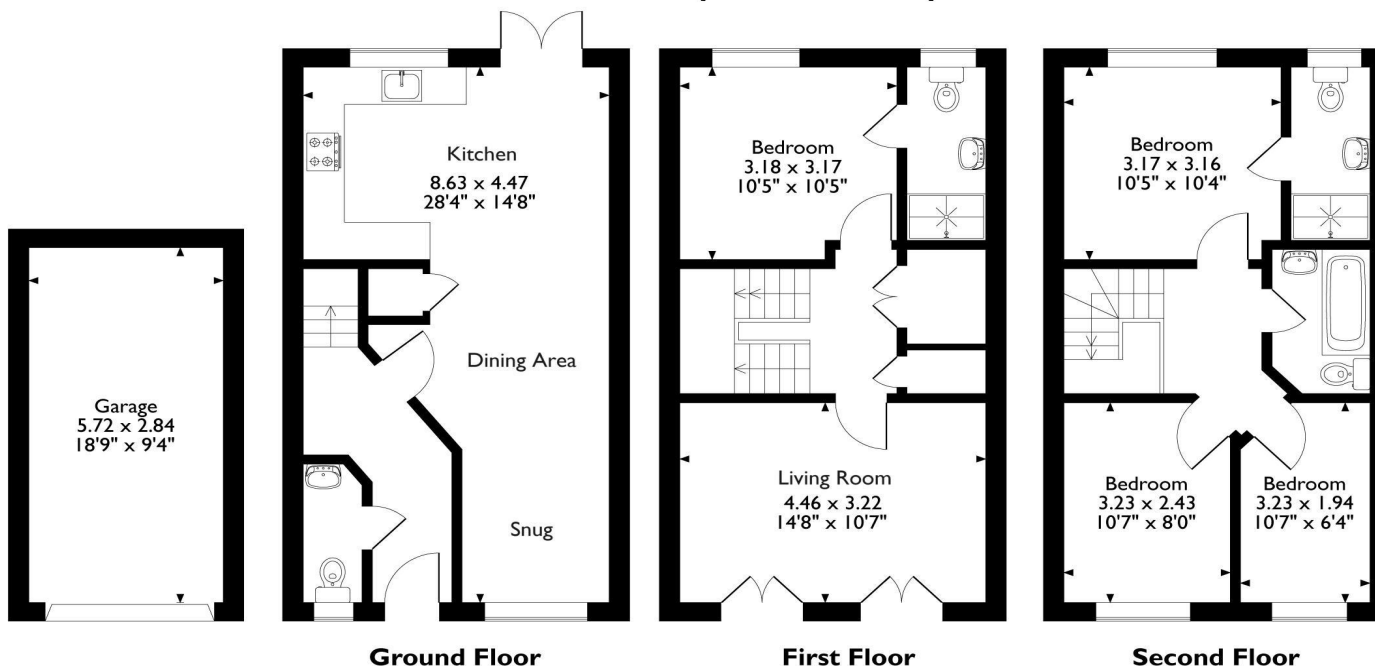
#LCLG

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.



Cinder Lane, Castleford
 Approximate Gross Internal Area
 Main House = 117 Sq M/1260 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 133 Sq M/1432 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
<i>Very energy efficient - lower running costs</i>			
(92-100) A		85	94
(81-91) B			
(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.

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.



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