



Beecham Square, Castleford, West Yorkshire

Luxury modern home | Detached garage | CCTV system | Still within 'new build' warranty period | Very popular location | Rural and riverside walks nearby | Private balcony

3 Bedroom End Terraced House | Asking Price: **£244,995**

Rosedale
& Jones 

Beecham Square, Castleford, West Yorkshire

DESCRIPTION

A quiet Cul-De-Sac position, three large bedrooms, an open plan design to the ground floor, a South facing garden and a detached garage. All within a very popular residential development.

Key Features

- Luxury modern home
- Detached garage
- CCTV system
- Still within 'new build' warranty period
- Very popular location
- Rural and riverside walks nearby
- Private balcony



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 small grass lawn and a driveway which can support two vehicles with off street parking and a third could be housed in the detached garage, if preferred. There is also plenty of on-street parking available for visitors.

Rear

A generous South facing grass lawn and a small patio seating area which catches the sun all day. The garden is enclosed on all sides and very secure, ideal for children or pets to play safely. Side gate access to the large external garage which can accommodate a family car or be used for storage.

INTERIOR - Ground Floor

Entrance Hall

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

Kitchen

3.73m x 2.25m

A modern and fully fitted kitchen installation, which benefits from brand new 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 a Central Heated radiator and two Double Glazed windows to the front and side aspects respectively.

Lounge and Dining Area

4.65m x 3.95m

The living area is very spacious, with brand new premium quality flooring which matches the kitchen. The space is ideal for modern living and can accommodate a wide range of furniture layouts, including space for a six seated dining table and chairs, or a breakfast bar (depending on your preference). Under stairs storage cupboard and a Central Heated radiator, with two Double Glazed French doors to the rear aspect which lead onto the rear garden.

W/C

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

INTERIOR - First Floor

Landing

Open and well presented, with a Central Heated radiator.

Bedroom One

3.94m x 3.27m

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 tiling. Features include: a w/c, a wash basin and a bathtub with a handheld shower fixture. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation. 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

3.93m 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. Currently being used as an office and gaming room.

INTERIOR - Second Floor**Main Bedroom**

6.54m x 3.95m

A substantial room which can accommodate a King-size bed, and other associated furniture. The space features a dressing area and Double Glazed windows to the rear elevation. Two Central Heated radiators and loft access. Note: Double Glazed French doors lead onto the private balcony with elevated views to the front.

En-Suite

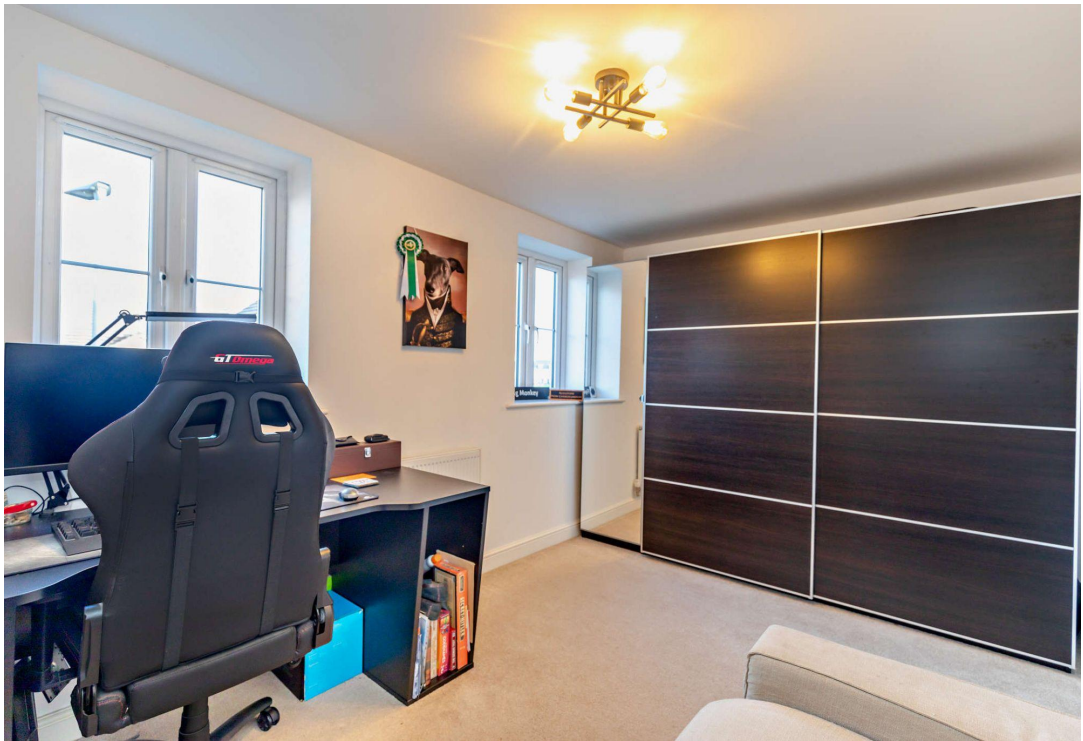
Features include: premium tiling, a standing shower with a glass water guard, a w/c and 'his/hers' wash basins. Central Heated radiator, an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Double Glazed 'frosted' windows to the rear elevation.

Unique Reference Number

#LCLG

Disclaimer

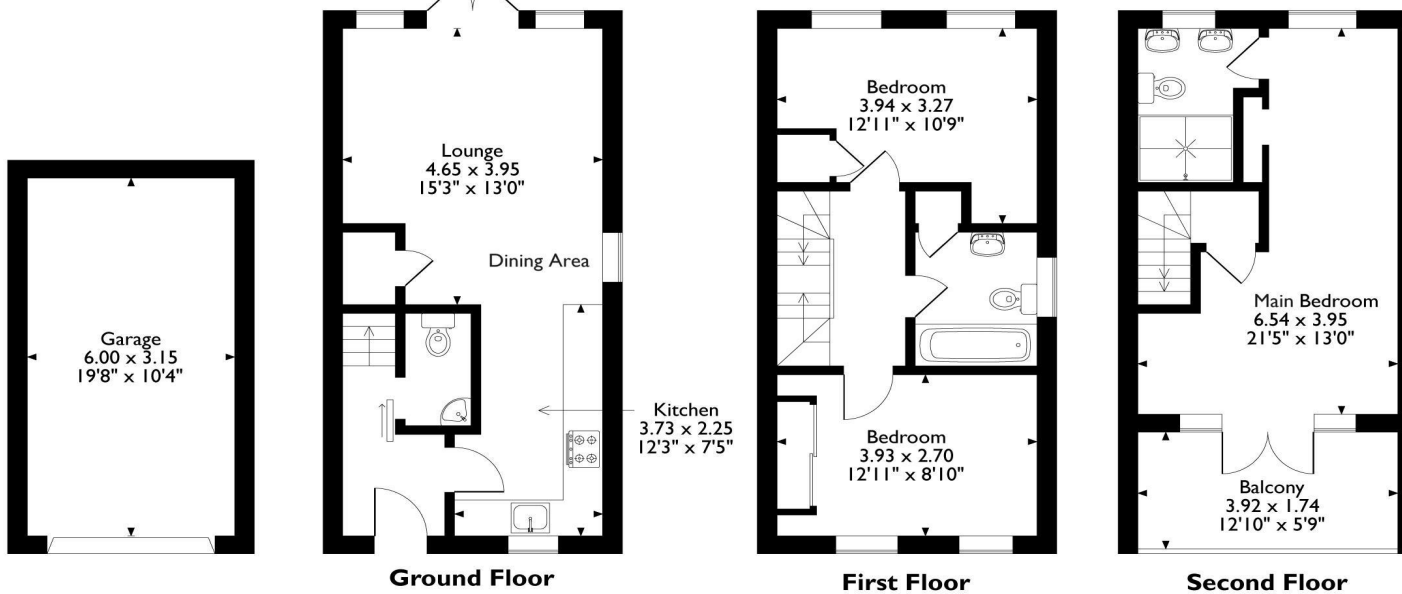
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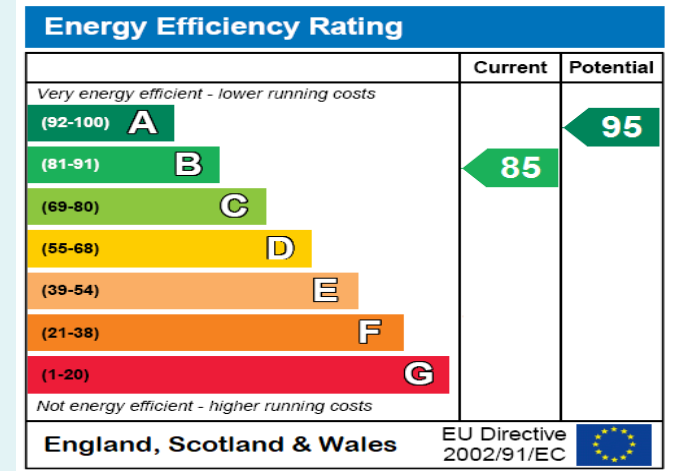
Energy Performance Certificate

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.

Beecham Square, Castleford
 Approximate Gross Internal Area
 Main House = 94 Sq M/1012 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 113 Sq M/1217 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.



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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