

Moore Way, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Luxury modern home | Still within 'new build' warranty period | 'Side by side' driveway | Ensuite facilities | Rural and riverside walks nearby | Close to amenities | Open plan dining kitchen

3 Bedroom Semi Detached | Asking Price: **£217,500**

Rosedale
& Jones 

Moore Way, Castleford, West Yorkshire

DESCRIPTION

Immaculately presented throughout and ready move in. Ideal for first time buyers, growing families and downsizers alike.

Key Features

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Luxury modern home
- Still within 'new build' warranty period
- 'Side by side' driveway
- Ensuite facilities
- Rural and riverside walks nearby
- Close to amenities
- Open plan dining kitchen



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

Low maintenance, with a 'side by side' driveway which can comfortably accommodate two vehicles with off street parking.

Rear

This enclosed rear garden catches the sun all day and features a large artificial grass lawn, which is great for kids and pets alike. A patio area also offers space for some garden furniture and a large shed.

INTERIOR - Ground Floor

Entrance Hall

Very open, with plenty of space for coats and shoes. Upgraded premium quality flooring throughout. A composite exterior door with 'frosted' Double Glazing to the front aspect. Central Heated radiator.

Dining Kitchen (4.92m x 3.41m)

A fully fitted and modern kitchen installation, which benefits from lots of storage capacity and plenty of space for a six seated dining suite. Supported appliances include: an electric oven, four gas 'ring' hobs with a fitted extractor fan above, an integrated fridge freezer and a dishwasher. Other features include: premium quality tiled flooring. Central Heated radiator, Double Glazed windows and French doors leading to the rear aspect.

Utility

Located under the staircase is a utility cupboard which supports a washing machine and some storage.

Living Room (4.60m x 2.84m)

A bright and spacious room, which can easily support a large three and two seated sofa combination, along with some additional storage furniture. Double Glazed windows to the front aspect and a Central Heated radiator.

W/C

A modern installation, with features including, premium quality tiling, a W/C and a wash basin. Central Heated radiator, an extractor fan and an isolation switch.

INTERIOR - First Floor

Landing

Bright and open with a built-in storage cupboard and loft access. Central Heated radiator.

Bedroom One (3.69m x 2.80m)

Large enough to support a King-size bed and numerous items of furniture, as required. Double Glazed windows to the rear elevation and a Central Heated radiator.

En-Suite

A contemporary design, complete with premium quality floor and wall tiling. Features include: a w/c, a wash basin, a large walk-in shower, an extractor fan and an electric power supply for bathroom appliances. A 'frosted' Double Glazed window to the rear elevation. Central Heated 'chrome' towel rack.

Bedroom Two (3.10m x 2.56m)

This room has plenty of space for a double bed and additional items of storage furniture, as required. Double Glazed windows to the front elevation and a Central Heated radiator.

Note: Currently being used as a gym.

Bathroom

A spacious and modern installation. Features include: Upgraded bath tub with standing shower fixture, a wash basin and a W/C. There is also an electric power supply for bathroom appliances and an extractor fan with an isolation switch. 'Frosted' Double Glazed windows to the side elevation and a Central Heated radiator.

Bedroom Three (2.31m x 2.03m)

Ideal for use as a child's bedroom, a nursery, a home office or even a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

#LCLG

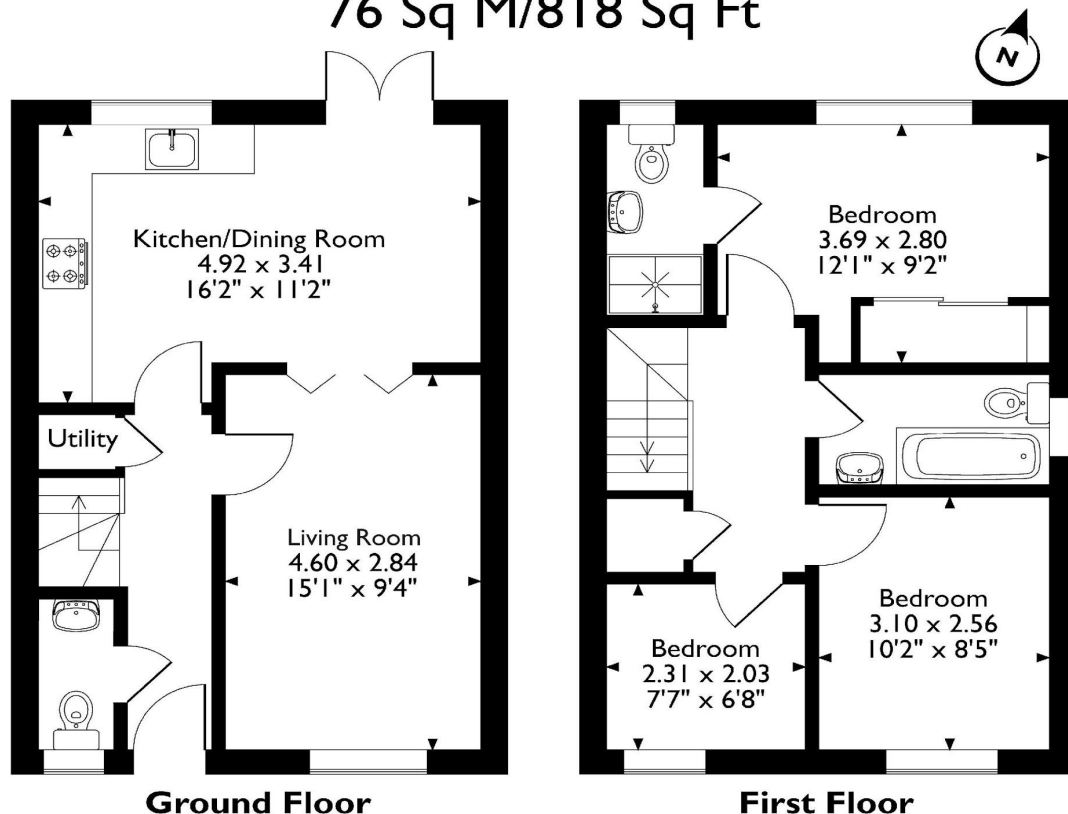
Disclaimer

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.



Moore Way, Castleford

Approximate Gross Internal Area 76 Sq M/818 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			96
(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.

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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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