



Holyrood Chase, Castleford, West Yorkshire

Luxury modern home | Private balcony | Four double bedrooms | Integral garage | Close to local amenities | New bathroom and ensuite
| Landscaped rear garden | Log burner

4 Bedroom Semi Detached Townhouse | Asking Price: **£250,000**

Rosedale
& Jones 

Holyrood Chase, Castleford, West Yorkshire

DESCRIPTION

Check out this immaculately presented family home. Contemporary luxury design, with an integral garage, large dining kitchen, private balcony a beautiful bathroom and four large bedrooms.

Key Features

- Luxury modern home
- Private balcony
- Four double bedrooms
- Integral garage
- Close to local amenities
- New bathroom and ensuite
- Landscaped rear garden
- Log burner



LOCATION

This property is situated just outside of Castleford Town Centre where you can find a range of supermarkets, bars and restaurants to keep you entertained. The local commuter links are fantastic, taking you directly into Leeds and Wakefield if needed. 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 you can visit most places across the North of England for those trips further afield.

EXTERIOR

Front

Very low maintenance, with decorative stone and a block paved double driveway. Integral garage with an electric door.

Rear

Low maintenance and very well kept. Features include: Indian stone patio, an additional 'decked' seating area and an 'artificial grass' lawn. Space for a storage shed and there is an exterior water supply.

INTERIOR - Ground Floor

Entrance Hall

Elegant presentation, complete with premium quality tiled flooring. Central Heated radiator and a composite exterior door to the front and rear aspects. Internal access to the garage, under-stairs storage.

W/C

This modernised W/C comes with features including: premium quality tiled flooring to match the entrance hallway, a w/c and a wash basin with splash-black tiling. Central Heated radiator and an extractor fan with an isolator switch.

Utility

The space can support a freestanding washing machine and tumble dryer. Worktop and storage space, in addition to some light, decorative wall tiling and an extractor fan.

Bedroom One

2.97m x 2.95m

This spacious bedroom is able to accommodate a double bed and some associated furniture, as preferred. This room would also be ideal for use as a home office. Central Heated radiator and Double Glazed windows to the rear elevation.

INTERIOR - First Floor

Landing

Extremely spacious and very well presented. There is plenty of capacity for an arm chair, a small desk or some storage units. Central Heated radiator and a high specification glass staircase feature.

Living Room

4.47m x 3.06m

The space can accommodate a selection of furniture layouts, as required and is very spacious. The room also features a log burner, Double Glazed interior doors and an exterior balcony via Double Glazed sliding doors to the front elevation. There is enough space for two chairs and a table on the balcony. Central Heated radiator.

Dining Kitchen

5.03m x 2.77m

A modern specification, complete with solid wooden worktops, stainless steel handles, premium tiled floors and splashbacks to the walls. The kitchen is very spacious, with loads of storage capacity. Features include: a Juliet balcony and space for a large six seater dining suite. A 1l sink and drainer, with supported appliances including: a free-standing American fridge freezer, a slim-line dishwasher, an electric oven, with four gas 'ring' hobs and a fitted extractor fan above. Double Glazed windows to the rear elevation.

INTERIOR - Second Floor

Landing

Loft access, airing cupboard and a Central Heated radiator. Note: the loft is fully boarded with a pulldown ladder and lighting.

Main Bedroom

3.40m x 3.02m

A very spacious room which can support a King-size bed and two bedside tables. The space also benefits from two double fitted wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Once more, immaculately presented and of a contemporary design. Features include: premium quality, luxury floor and wall tiling, an oversized shower cubicle with two shower head options, a w/c and a wash basin with fitted storage units underneath. Extractor fan with isolator switch and 'frosted' Double Glazed windows to the front elevation.

Bedroom Three

2.99m x 2.96m

Another spacious room, which can support a double bed and storage furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Premium quality 'luxury' tiling to the floor and walls. Features include: a w/c, a wash basin with built-in storage underneath and a bathtub with a large freestanding bath tub, complete with a handheld shower fixture. Central Heated towel rack and an extractor fan with isolator switch.

Bedroom Four

3.03m x 2.00m

Large enough for a double bed, but certainly more spacious as a single bedroom with some added storage furniture. Ideal for use as a child's bedroom, a home office, or possibly a walk-in dressing room (as currently used). Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

#LCLG

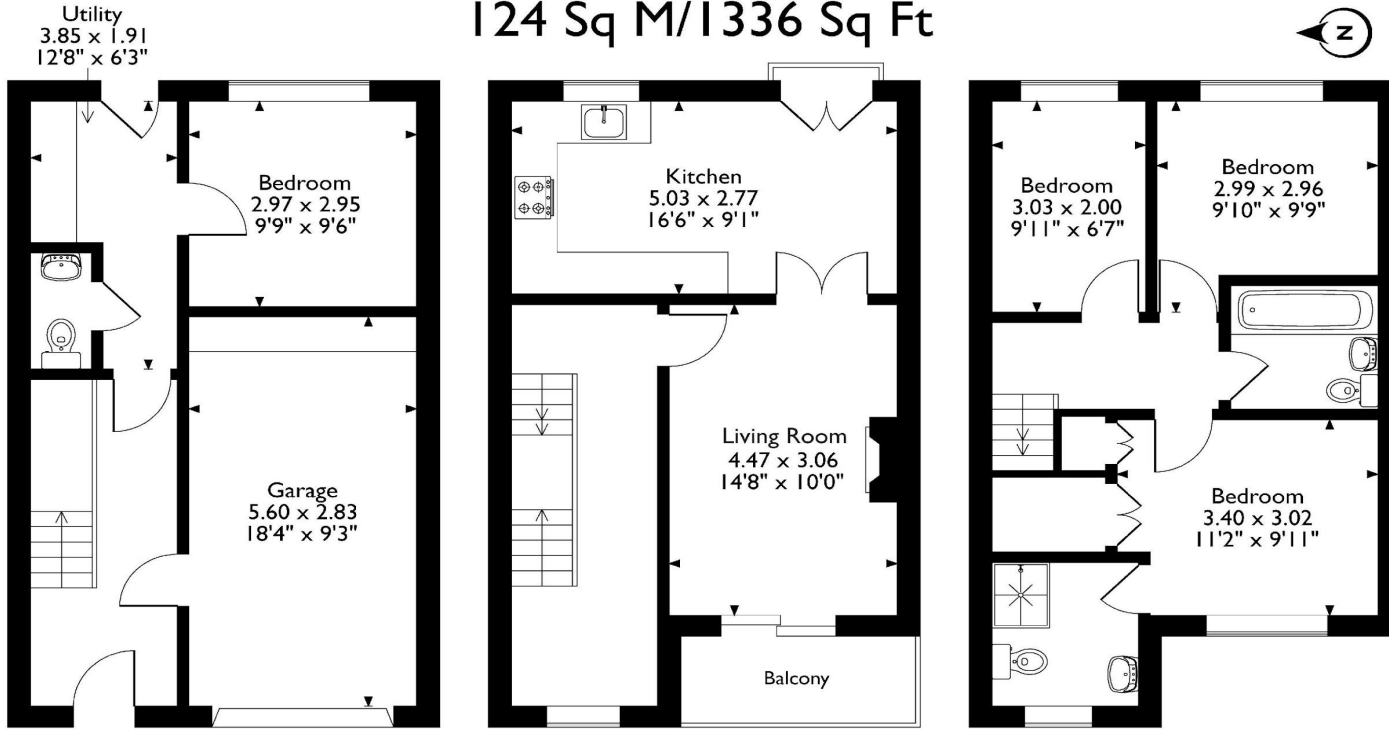
Disclaimer

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Holyrood Chase, Castleford

Approximate Gross Internal Area 124 Sq M/1336 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk

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