

Elm View, Castleford, West Yorkshire

Open plan dining kitchen | New decking, fencing and flagging over last three years | Popular residential area | Close to amenities |
Ensuite facilities | Excellent commuter links

3 Bedroom Semi Detached House | Asking Price: **£200,000**

Rosedale
& Jones 

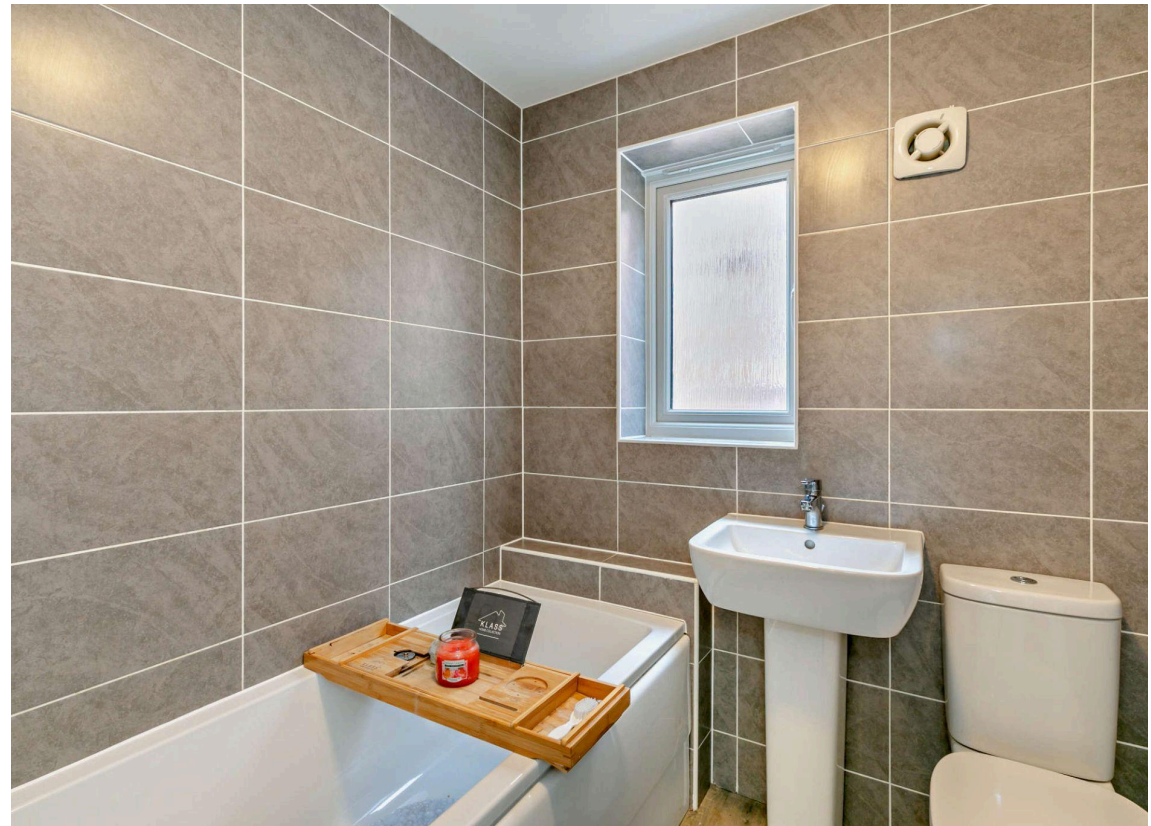
Elm View, Castleford, West Yorkshire

DESCRIPTION

A modern property in a popular residential area, ideal for first time buyers, down sizers and investors alike.

Key Features

- Open plan dining kitchen
- New decking, fencing and flagging over last three years
- Popular residential area
- Close to amenities
- Ensuite facilities
- Excellent commuter links



LOCATION

Set in an elevated position within this popular and modern residential development. Just a short distance away from all the amenities provided by Castleford Town Centre and the leisure facilities offered by Xscape and the Junction 32 Shopping Centre. You can find a range of supermarkets, bars, restaurants and various other entertainment venues within a five minute commute by car. Wider commuter links could not be better, with direct routes into Leeds, Wakefield and all surrounding areas via public transportation, or via the excellent motorway systems running through the local area.

EXTERIOR

Front

Low maintenance, consisting of a block paved side-by-side driveway, which can comfortably accommodate two vehicles with off street parking and some decorative stone.

Rear

Featuring a patio and decking area which supports plenty of garden furniture and a medium sized shed. There is a low maintenance grass lawn and the garden is enclosed on all sides with an access gate to the front.

INTERIOR - Ground Floor

Entrance Hall

A nice and welcoming space. Composite exterior door to the front aspect and a Central Heated radiator.

W/C

Well presented, with a w/c, a wash basin and a 'frosted' Double Glazed window to the front aspect. Central Heated radiator.

Living Room

4.34m x 3.64m

The space can accommodate a selection of furniture layouts, as required. Hardwearing and decorative flooring throughout the ground floor. Central Heated radiator, Double Glazed windows to the front aspect and an under stairs storage cupboard.

Dining Kitchen

4.68m x 2.68m

A modern installation with a good amount of unit space for storage. Supported appliances include: a fitted electric oven, with four gas 'ring' hobs and a fitted extractor fan above. A fitted fridge, freezer, dishwasher and washing machine. Other features include: space for a six seated dining table and chairs, a 1.5l stainless steel sink and drainer and Double Glazed exterior French doors to the rear aspect.

INTERIOR - First Floor

Landing

Loft access and airing cupboard.

Bedroom One

3.60m x 2.84m

Large enough for a double bed and some associated furniture, as preferred. The room also features fitted double wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Features premium quality tiling and flooring, a w/c, a wash basin and a shower cubicle. Central Heated radiator, an extractor fan with isolation switch and 'frosted' Double Glazed windows to the front elevation.

Bedroom Two

2.82m x 2.32m

Large enough for a double bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Fully tiled 'premium' quality walls, a w/c, a wash basin and a bathtub. Central Heated radiator and a 'frosted' Double Glazed window to the side elevation.

Bedroom Three

2.32m x 1.78m

Large enough for a single bed or cot. Ideal as a child's bedroom, a nursery, a home office, or possibly a dressing room. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

LCLG

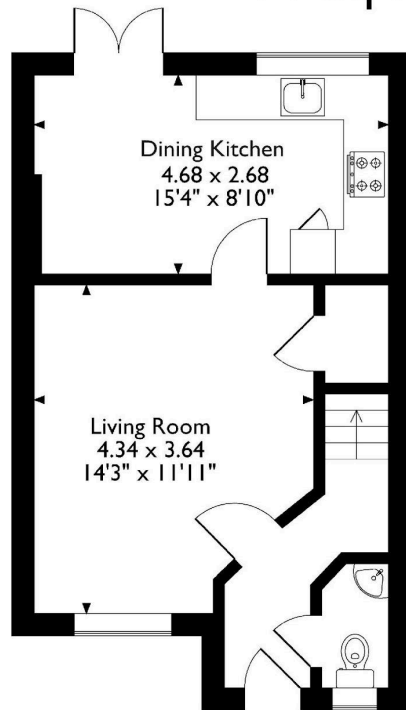
Disclaimer

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.



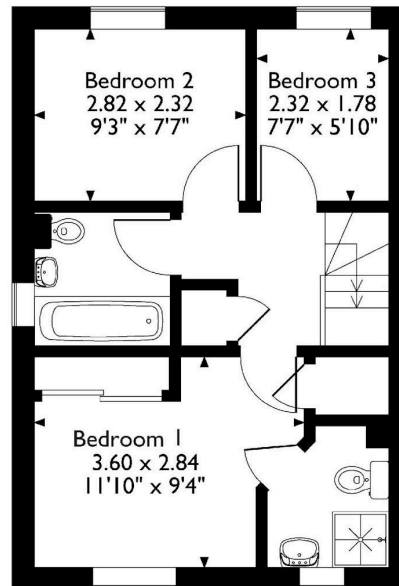
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Approximate Gross Internal Area 71 Sq M/763 Sq Ft



Ground 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.



First Floor

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	83	
(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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