

## Moore Way, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Luxury modern home | large secure rear garden | Three double bedrooms | 'Side by side' parking for two vehicles | En-suite facilities | Still within new build warranty | Close to amenities

3 Bedroom Semi Detached House | Asking Price: **£225,000**

Rosedale  
& Jones 



# Moore Way, Castleford, West Yorkshire

## DESCRIPTION

A well presented modern family home which boasts three double bedrooms an open plan design to the ground floor, a large secure rear garden and plenty of parking. All within a very popular residential development with exceptional rural and riverside walks.

### Key Features:

- Luxury modern home
- large secure rear garden
- Three double bedrooms
- 'Side by side' parking for two vehicles
- En-suite facilities
- Still within new build warranty
- Close to amenities



## **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 side by side driveway which can comfortably accommodate two vehicles. There is also plenty of additional parking on the street, if needed.

### **Rear**

A lovely low maintenance rear garden which is also South facing and enclosed on all sides. The space is very secure and ideal for pets or young children. Features include: large patio area ideal for some garden furniture. Access to the front via the side gate.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

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

### **Kitchen**

*8.13m x 3.81 m*

A modern and fully fitted kitchen installation, which benefits from lots of unit space for storage. Supported appliances include: electric oven, four gas 'ring' hobs with a fitted extractor fan above, fridge freezer and dishwasher. Other features include: a 1.5l stainless sink.

### **Lounge**

The open plan living area is ideal for modern living and can accommodate a wide range of furniture layouts, including space for a four/six seated dining set. Under-stairs storage cupboard and a Central Heated radiator, with two Double Glazed French doors to the rear aspect which lead to the rear garden.

### **W/C**

A wash basin and a w/c. Central Heated radiator and an extractor fan.

## **INTERIOR - FIRST FLOOR**

### **Landing**

Bright and well presented, with a Central Heated radiator.

### **Bedroom Three**

*3.81m x 3.29m*

A large bright and airy 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. Features include: premium tiling, a w/c, a wash basin and a bathtub complete with a handheld shower attachment. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Double Glazed 'frosted' windows to the side elevation and a Central Heated 'chrome' towel rack. Note: The space also acts as a utility area and features a purpose built unit which can accommodate a free-standing washing machine and a tumble dryer in addition to added storage for towels.

### **Bedroom Two**

*3.81m x 3.29m*

Another spacious room, which can accommodate a double bed and some associated furniture, as preferred. Central Heated radiator and two Double Glazed windows to the front elevation

### **Main Bedroom**

*6.76m x 3.81m*

A huge room which features space for a Super-King bed and 'treble' wardrobes. There is also a handy spot for a workstation or dressing table (depending on preference). Double Glazed windows to the front elevation and a Double Glazed Velux window to the rear and front elevation.

### **En-Suite**

A Contemporary design. Features include: premium floor and wall tiling, a standing shower with a glass water guard, a w/c and a wash basin. Central Heated 'chrome' towel rack, an extractor fan with isolation switch and a charging point for electrical bathroom appliances. Double Glazed Velux window to the rear elevation.

### **Unique Reference Number**

#LCLG

### **Disclaimer**

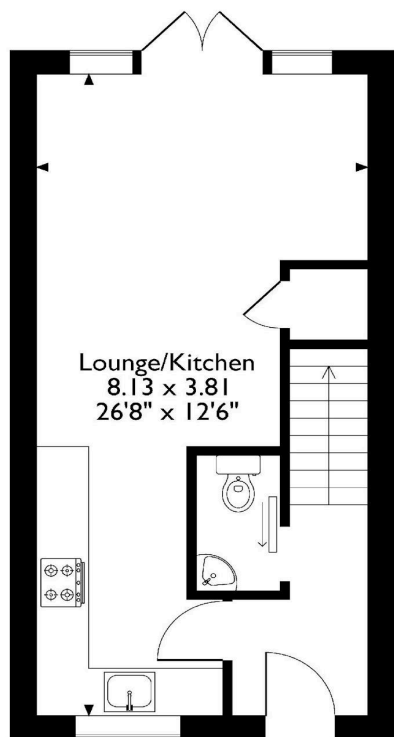
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.



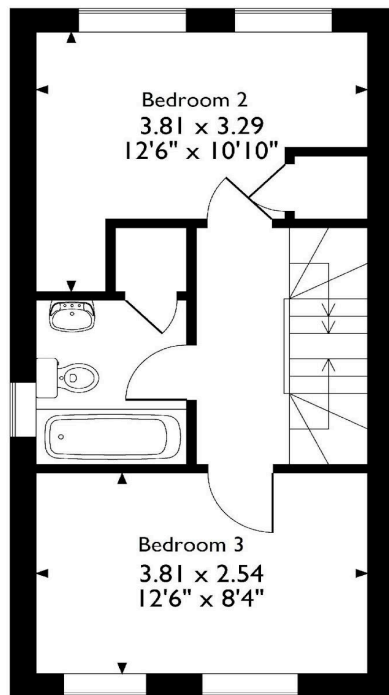




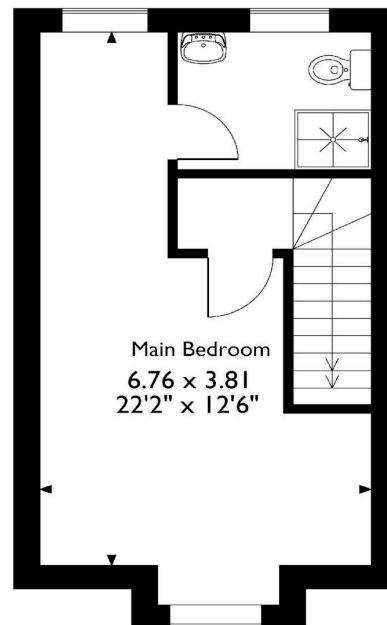
Moore Way, Castleford, West Yorkshire  
 Approximate Gross Internal Area  
 88 Sq M/948 Sq Ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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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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