

Walton Park Street, Castleford, West Yorkshire

NO CHAIN | AWARD WINNING NAVIGATION POINT DEVELOPMENT | Stunning landscaped garden with a designer summerhouse | Allocated side by side parking for two cars | New Modern bathroom | Rural and riverside walks nearby | Still within 'new build' warranty period | Close to amenities

2 Bedroom End of Terraced House | Asking Price: **£195,000**

Rosedale
& Jones 

Walton Park Street, Castleford, West Yorkshire

DESCRIPTION

NO CHAIN. Sold fully furnished. Two large bedrooms, an open plan design, with allocated parking for two cars. All within a very popular residential development. REF: LCLG

Key Features:

- NO CHAIN
- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Stunning landscaped garden with a designer summerhouse
- Allocated side by side parking for two cars
- New Modern bathroom
- Rural and riverside walks nearby
- Still within 'new build' warranty period
- 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'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. There is also plenty of additional parking on the street if needed.

Rear

A stunning low maintenance rear garden which is enclosed on all sides and offers space for some garden furniture via the patio area. The garden is very secure and is ideal for pets or young children. Features a stunning summer house with electrics which is ideal if you want to work from home.

INTERIOR - Ground Floor

Entrance Hall

A composite exterior door to the front aspect and a Central Heated radiator. Space for coats and shoes

Kitchen

A modern and fully fitted kitchen installation, which benefits from 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. Central Heated radiator and a Double Glazed windows to the front aspect. Note: The Utility area can accommodate a free-standing washing machine and a tumble dryer.

Living Room

Very spacious and ideal for modern living. The room can accommodate a range of furniture layouts and this includes space for a four seated dining set and includes a breakfast bar. Central Heated radiator, with Double Glazed French doors which lead to the rear garden.

W/C

A wash basin and a w/c. Central Heated radiator and an extractor fan, with isolation switch. Double Glazed "frosted window" to the front aspect.

INTERIOR - First Floor

Landing

Open and well presented, with a Central Heated radiator and loft access.

Bathroom One

A substantial room which can accommodate a King-size bed and features free standing wardrobes Double Glazed windows to the front elevation and a Central Heated radiator.

Bathroom Two

A stunning modern bathroom installation, with upgraded tiled walls and floors. Features include: a stunning walk in shower and a wash basin and a w/c. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Central Heated Chrome towel rack. Double Glazed "Frosted window" to the rear elevation.

Bedroom Two

A substantial room which can accommodate a King-size bed and includes a built- in storage cupboard. Double Glazed windows to the rear elevation and a Central Heated radiator.

Unique Reference Number

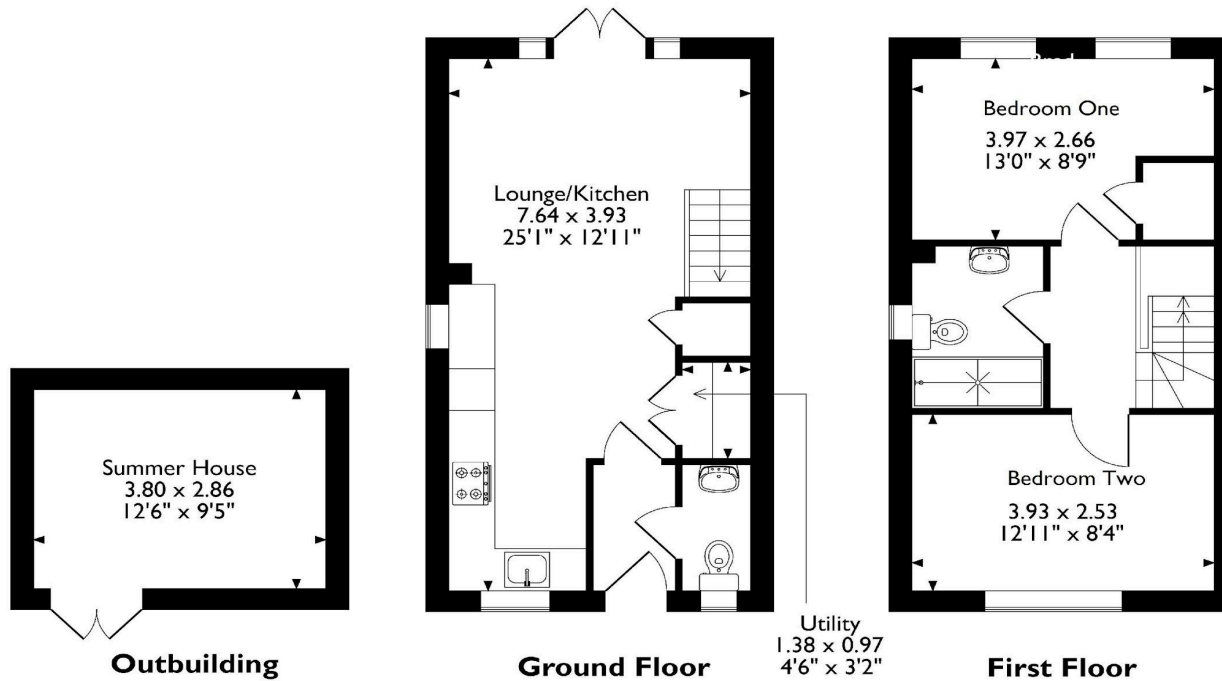
#LCLG

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



Walton Park Street, Castleford,
West Yorkshire Castleford, West Yorkshire
Approximate Gross Internal Area
Main House = 60 Sq M/646 Sq Ft
Outbuilding = 11 Sq M/118 Sq Ft
Total = 71 Sq M/764 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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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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.

01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk