



Park View Square, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | NO CHAIN | Garage & allocated side by side parking for two cars | Huge kitchen diner & living room | 4/5 Bedrooms | Two En-suites | Utility room | Study | Close to amenities

4/5 Bedroom Semi - Detached House | Asking Price: **£279,995**

Rosedale
& Jones 

Park View Square, Castleford, West Yorkshire

DESCRIPTION

A rare semi detached and substantial 4/5 bedroom home within the popular Navigation Point development. This property boasts numerous upgraded features, including a large enclosed garden and plenty of parking.

Key Features:

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- NO CHAIN
- Garage & allocated side by side parking for two cars
- Huge kitchen diner & living room
- 4/5 Bedrooms
- Two En-suites
- Utility room
- Study
- 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

Very low maintenance. Consisting of a block paved driveway, which can accommodate two vehicles with 'side by side' off-street parking. There is also additional parking and storage space within the integral garage.

Rear

Very well presented, with a generous grass lawn and patio area which is ideal if you like plenty of exterior furniture. The garden is enclosed on all sides and very secure, ideal for children or pets to play safely. Additionally, the garden also enjoys a good deal of sunshine, which the seating area benefits from for most of the day.

INTERIOR - Ground Floor

Entrance Hall

Very spacious, with premium tile flooring and capacity for shoe/coat storage, as required. Composite exterior door to the front aspect and a premium Central Heated radiator. Note: The hallway also provides internal garage access.

Kitchen/Dining Area

5.62m x 3.57m

A large and modern installation, which benefits from premium tiled flooring and offers plenty of space for furniture. This room is a modern 'Family Hub' which has become so popular in recent years and is featured within many luxury homes. The space acts as a focal point for the whole family and can support a large dining suite in addition to one or two sofas quite easily. Double Glazed windows and French doors to the rear exterior, which open directly onto the Indian stone patio area. Supported appliances (all fully fitted) include: an electric double oven with four 'induction' hobs and an extractor fan above. A fridge and freezer, a dishwasher and the kitchen also features a 2l capacity sink and drainer, with premium worktops, up-stands and wall tiling. Two Central Heated radiators.

Utility

Premium tiled flooring, a wash basin and a w/c. 'Frosted' Double Glazed windows to the front and side aspects and a Central Heated radiator. The space also features a utility area, which can house a free-standing washing machine and tumble dryer. Extractor fan with isolation switch, premium worktops above appliances and a power supply above the work tops.

INTERIOR - First Floor

Lounge

5.63m x 3.58m

A very large and bright living space which is ideal for modern living and can accommodate a wide range of furniture layouts,

Bedroom Four

3.15m x 3.01m

A spacious room which can comfortably accommodate a King-size bed and additional items of storage furniture, as required. Central Heated radiator and Double Glazed French doors to the front elevation, via a Juliet balcony.

En-Suite

Premium wall and floor tiling. Features include: a large standing shower, with glass water guard, a w/c and a wash basin. Central Heated radiator and extractor fan with isolation switch and a charging point for electrical bathroom appliances.

Bedroom Five/Study

2.40m x 1.91m

Currently used as a study, but can comfortably support a single bed and associated furniture, if preferred. Central Heated radiator and Double Glazed windows the front elevation.

INTERIOR - Second Floor**Landing**

Very well presented, in keeping with the rest of this property. Two storage closets.

Bedroom Two

3.16m x 3.00m

Another spacious room which can comfortably accommodate a King-size bed and additional items of storage furniture, as required. Double Glazed windows to the front elevations. Central Heated radiator.

Bathroom

A spacious and modern installation, complete with floor and wall tiling. Features include: a bathtub, with a handheld shower fixture, a wash basin and a w/c. Central Heated radiator with a separate towel rail and 'frosted' Double Glazed windows to the front elevation. Extractor fan with isolation switch.

Main Bedroom

3.58m x 3.16m

A substantial room which can comfortably support a King-size bed and space for additional items of storage furniture, as required. Double Glazed windows to the rear elevation and a Central Heated radiator.

En-Suite

Premium wall and floor tiling. Features include: a large standing shower, with glass water guard, a w/c and a wash basin. Central Heated radiator and extractor fan with isolation switch and a charging point for electrical bathroom appliances.

Bedroom Three

2.75m x 2.39m

This room can support a double bed, in addition to storage furniture, as required. However, it would be more spacious with a ¾ or single bed. This room would also make a great walk-in wardrobe. Central Heated radiator and Double Glazed windows to the rear elevation.

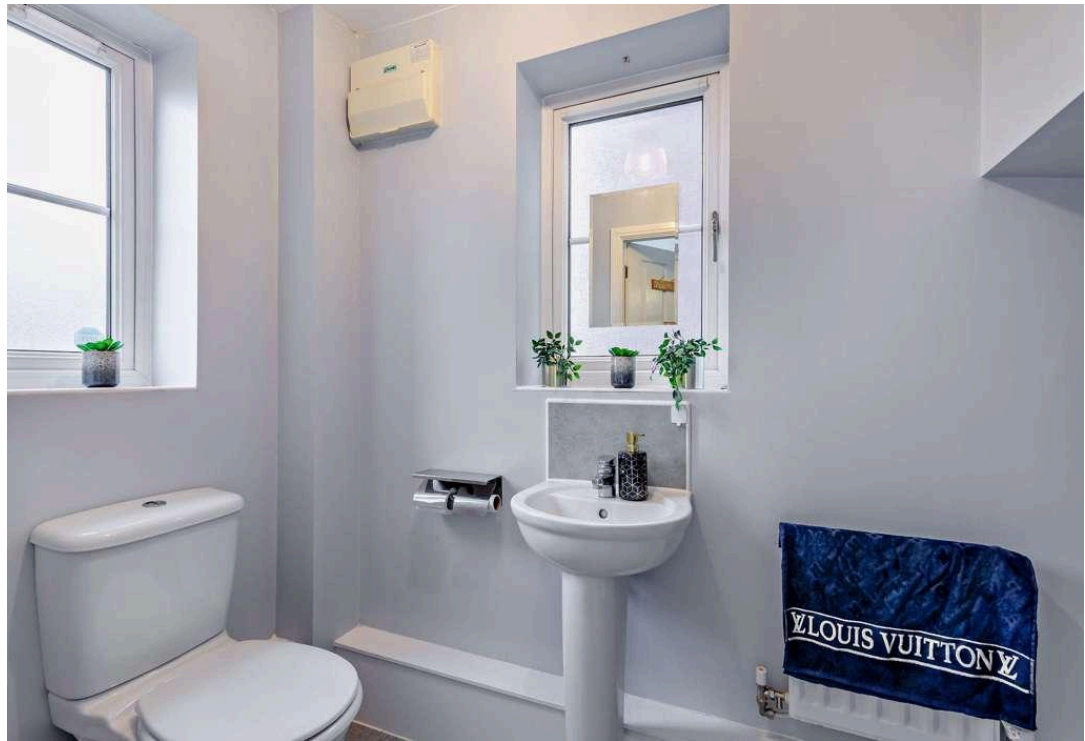
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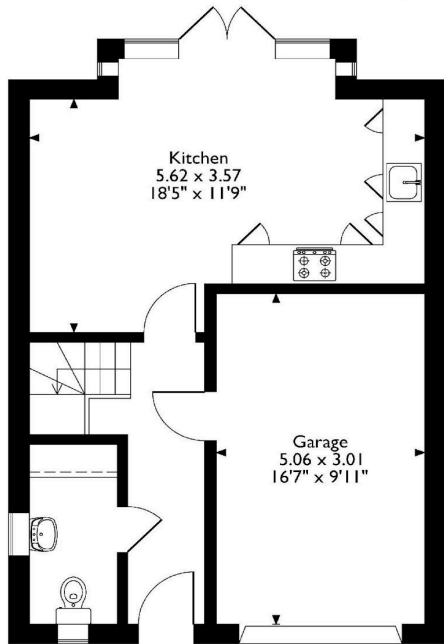
Disclaimer

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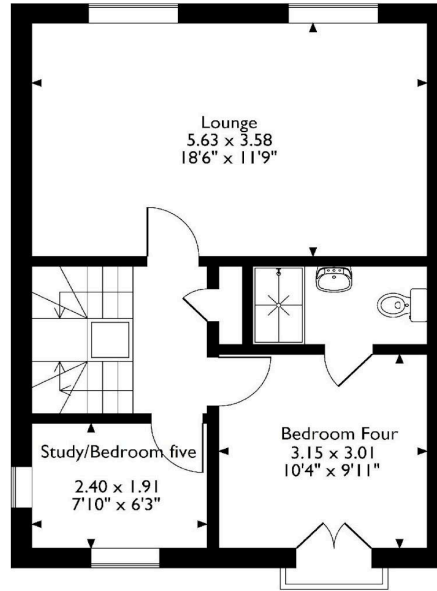
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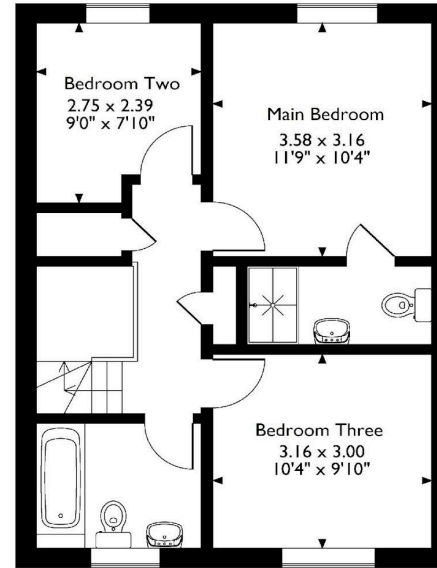
Park View Square, Castleford
Approximate Gross Internal Area
140 Sq M/1507 Sq Ft



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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			93
(81-91) B		84	
(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

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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