

Riverside Way, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Allocated side by side parking for two cars | Large landscaped garden | Utility room | En-Suite | Three bathrooms | Close to amenities | Rural and riverside walks nearby

3 Bedroom Semi-Detached House | Asking Price: **£239,995**

Rosedale
& Jones



Riverside Way, Castleford, West Yorkshire

DESCRIPTION

Three double bedrooms, ensuite facilities, a utility and modern accommodation. Parking for two cars. Ideal for first time buyers, growing families and downsizers alike.

Key Features:

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Allocated side by side parking for two cars
- Large landscaped garden
- Utility room
- En-Suite
- Three bathrooms
- Close to amenities
- Rural and riverside walks nearby



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.

EXTERIOR

Front

Low Maintenance with a pathway to the front entrance. There is allocated "side by side" parking to the rear for two vehicles. Note: Additional parking can be found on the street.

Rear

A 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. Good size storage shed.

INTERIOR - Ground Floor

Entrance Hall

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

Kitchen

A modern and fully fitted kitchen installation which benefits from plenty of unit space for storage. Supported appliances include: , an electric oven with four gas 'ring' hobs and a fitted extractor fan, in addition to a fridge freezer and a dishwasher. Other features include: a 1.5l stainless steel sink/drainage and premium quality tiled flooring. Central Heated radiator and Double Glazed windows to the front and side aspects respectively.

Living Room

8.65m x 4.00

The room is very spacious and is ideal for modern day living. The space can accommodate a wide range of furniture layouts, including enough space to accommodate a four seated dining suite quite comfortably. There is an under-stairs storage cupboard and a Central Heated radiator with Double Glazed French doors to the rear aspect.

W/C

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

INTERIOR - First Floor

Landing

Open and well presented, with a Central Heated radiator.

Bedroom Three

4.00 m x 3.50m

A spacious room which can support a double bed, associated storage furniture and a desk space quite comfortably and benefits from a built-in storage cupboard. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A modern bathroom installation, complete with premium quality tiling, a w/c, a wash basin, features include: a bathtub with a standing shower and a glass water-guard. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Central Heated radiator and a Double Glazed 'frosted' window to the side elevation. Note: This room also acts as a utility area and features a purpose built unit which can accommodate a free-standing washing machine/tumble dryer and added storage for towels.

Bedroom Two

4.00m x 2.75m

Suitable for a double bed and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation

INTERIOR - Second Floor

Main Bedroom

6.90m x 4.40m

The main bedroom can comfortably support a king size bed and some bedside tables. The room benefits from dressing area and space for fitted wardrobes and a private balcony. Double Glazed windows to the rear elevation and Double Glazed French doors which lead onto the exterior balcony. Two Central Heated radiators

En-Suite

Features include: premium tiling, a large standing shower with a glass water guard, a w/c and 'his/hers' wash basins. Central Heated radiator, an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. 'Frosted' Double Glazed windows to the rear elevation.

Unique Reference Number

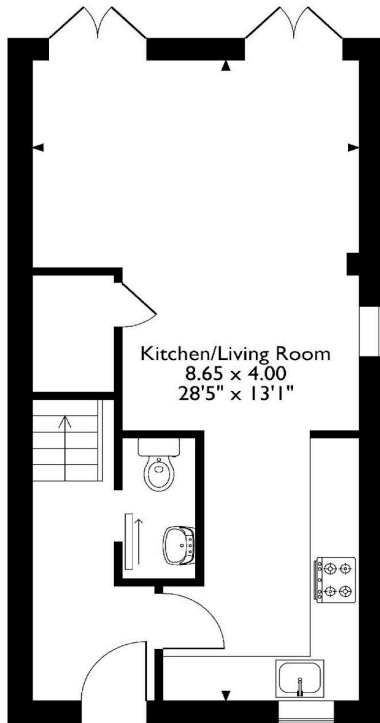
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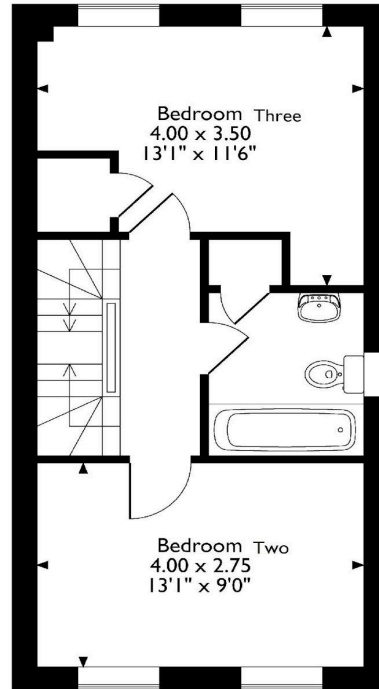
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services,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



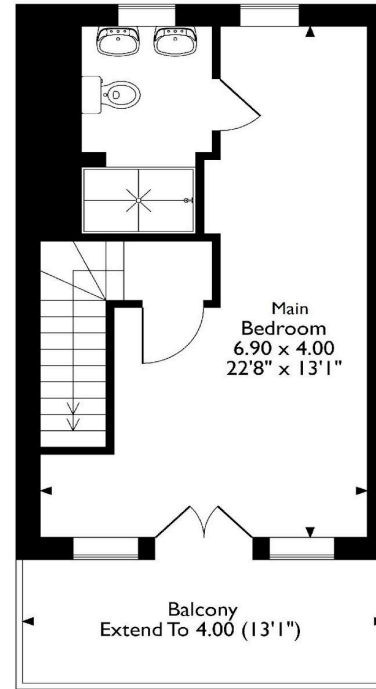
Riverside Way, Castleford
Approximate Gross Internal Area
98 Sq M/1055 Sq Ft



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) A		95
(81-91) B	85	
(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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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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