



## Old Riverview, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Luxury modern home | Picturesque views | Still within 'new build' warranty period | Ensuite facilities | Rural and riverside walks nearby | Allocated parking for two vehicles | Alarm system

3 Bedroom End Terraced House | Asking Price: £214,995

Rosedale  
& Jones



# Old Riverview, Castleford, West Yorkshire

## DESCRIPTION

Immaculately presented throughout and 'move in' ready. Ideal for first time buyers, growing families and downsizers alike.

## Key Features

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Luxury modern home
- Picturesque views
- Still within 'new build' warranty period
- Ensuite facilities
- Rural and riverside walks nearby
- Allocated parking for two vehicles
- Alarm system



## **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**

An enclosed garden, consisting of a generous grass lawn and a stone walkway, with side access to the rear.

### **Rear**

This enclosed rear garden catches the sun all day with stunning views of the Calder river, which is ideal if you like a spot of fishing or long walks. A large and low maintenance patio area offers space for some garden furniture and a large storage shed.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Plenty of space for coats and shoes. A composite exterior door and a Central Heated radiator.

### **Living Room**

*4.68m x 2.86m*

A bright and spacious room, which can easily support a large three and two seated sofa combination, along with some additional storage furniture. Double Glazed windows to the front and side aspect and a Central Heated radiator.

### **Dining Kitchen**

*4.93m x 3.35m*

A fully fitted and modern kitchen installation which benefits from lots of storage capacity and plenty of space for a six seated dining suite. Supported appliances include: an electric oven, four gas 'ring' hobs with a fitted extractor fan above, an integrated fridge freezer and a dishwasher. Other features include: premium quality tiled flooring and LED spotlighting. Central Heated radiator, Double Glazed windows and French doors leading to the rear garden.

### **Utility**

Located under the staircase is a utility cupboard which supports a washing machine and some storage.

### **W/C**

A modern installation, with features including, premium quality tiling, a W/C and a wash basin. Central Heated radiator, an extractor fan and an isolation switch.

## **INTERIOR - First Floor**

### **Landing**

Bright and very open with a built-in storage cupboard and loft access. Central Heated radiator.

### **Main Bedroom**

*3.70m x 2.83m*

Large enough to support a King-size bed and numerous items of furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation with incredible views of the local landscape and the Calder river.

### **En-Suite**

A contemporary design, complete with premium quality floor and wall tiling. Features include: a w/c, a wash basin, a large walk-in shower, an extractor fan and an electric power supply for bathroom appliances. A 'frosted' Double Glazed window to the rear elevation and a Central Heated 'chrome' towel rack.

### **Bedroom Two**

*3.09m x 2.58m*

This room has plenty of space for a double bed and additional items of storage furniture, as required. Double Glazed windows to the front elevation and a Central Heated radiator

### **Bathroom**

A spacious and modern installation. Features include: a bathtub with shower fixture, a wash basin and a W/C. There is also an electric power supply for bathroom appliances and an extractor fan with an isolation switch. 'Frosted' Double Glazed windows to the side elevation and a Central Heated radiator.

### **Bedroom Three**

*2.27m x 2.03m*

Ideal for use as a child's bedroom, a nursery, a home office or even a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the front elevation.

### **Unique Reference Number**

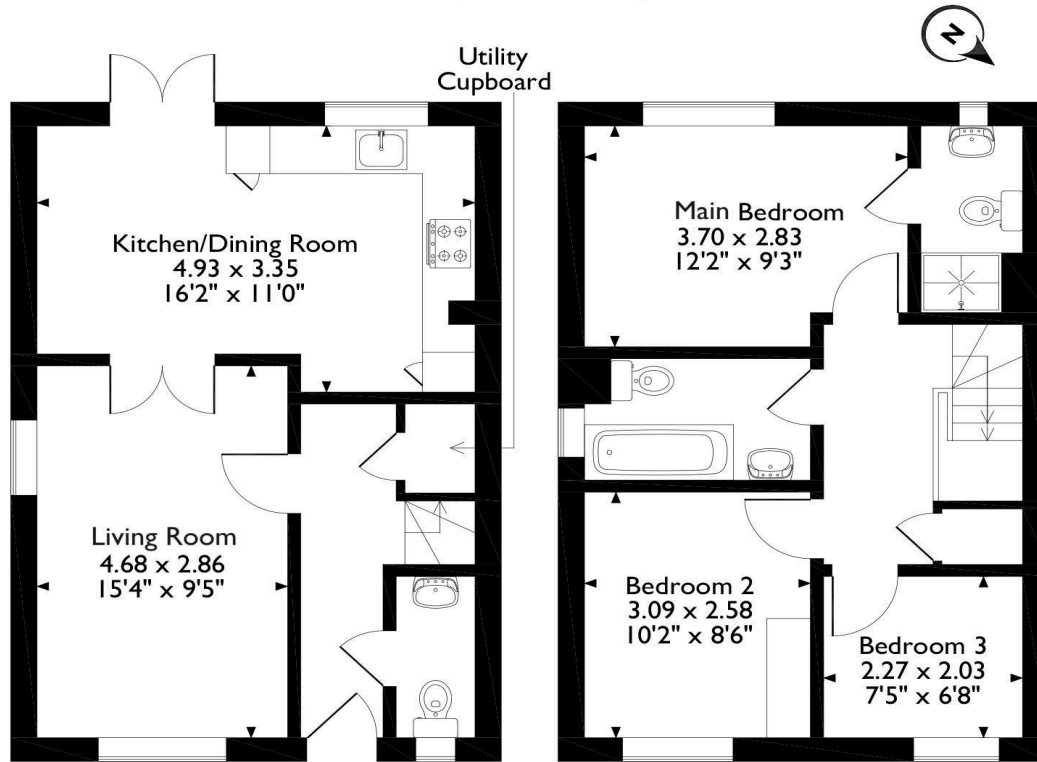
#LCLG

### **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.



Old Riverview, Castleford, West Yorkshire  
 Approximate Gross Internal Area  
 78 Sq M/840 Sq Ft



**Ground Floor**

**First 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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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01924 792796

[www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk)

[info@rosedaleandjones.co.uk](mailto:info@rosedaleandjones.co.uk)

