



## Wellgate, Castleford, West Yorkshire

NO CHAIN | Large rear garden | New driveway with parking for two cars | New contemporary kitchen | New flooring throughout | New central heating system | Fully rewired with installation certificate

3 Bedroom Semi Detached House | Guide Price: £220,000 to £230,000

Rosedale  
& Jones 

# Wellgate, Castleford, West Yorkshire

## DESCRIPTION

NO CHAIN. Recently modernised throughout, with pretty much everything brand new! Ready to move in.

### Key Features

- NO CHAIN
- Large rear garden
- New driveway with parking for two cars
- New contemporary kitchen
- New flooring throughout
- New central heating system
- Fully rewired with installation certificate



## **LOCATION**

Situated just a short distance away from all the amenities provided by Castleford Town Centre and the leisure facilities offered by Xscape and the Junction 32 Shopping Centre. You can find a range of supermarkets, bars, restaurants and various other entertainment venues within a five minute commute by car. Wider commuter links could not be better, with direct routes into Leeds, Wakefield and all surrounding areas via public transportation, or via the excellent motorway systems running through the local area.

## **EXTERIOR**

### **Front**

Low maintenance, with a driveway which can comfortably accommodate two vehicles with off street parking. Secured side access to the rear.

### **Rear**

A large South facing garden which catches the sun all day. The space consists of a grass lawn and a large levelled off section which can be used for decking, patio or plantations, depending on the new owner's personal preference. Note: There are no properties overlooking this one from the rear.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Bright and welcoming, with brand new, hard wearing laminate flooring and a Central Heated radiator.

### **Utility Room**

A very versatile space which can be used purely for storage, as a utility room, or even a compact home office if preferred. 'Frosted' Double Glazed windows to the front aspect.

### **Lounge**

*3.77m x 2.98m*

Another versatile space. This room can accommodate a two seater sofa and an arm chair in addition to associated storage furniture. The space would also be ideal for use as a study or a playroom if preferred. A Central Heated radiator and Double Glazed bay windows to the front aspect.

### **Kitchen/Dining Area/Snug**

*7.06m x 4.06m*

A contemporary kitchen installation which features plenty of storage, a 1l sink and drainer, two electric ovens, four gas 'ring' hobs and a fitted extractor fan above. There is also space for three free-standing appliances and added space for an American fridge freezer if preferred. The living space is substantial and can be used as a dining room or a snug. This 'family hub' feature is very popular these days and an absolute must for modern family living, a place for all the family to come together. Double Glazed windows to the rear and side aspects respectively and a UPVC exterior door to the rear aspect. Central Heated radiator.

**W/C**

Features a wash basin and a W/C. 'Frosted' Double Glazed window to the rear aspect and a Central Heated radiator.

**INTERIOR - First Floor****Landing**

Spacious, with loft access and an airing cupboard.

**Bedroom One**

*4.04m x 3.29m*

Large enough for a King-size bed and associated storage furniture as required. Central Heated radiator and Double Glazed windows to the rear elevation. Note: Nothing overlooks from the rear. Nice elevated views of the local area.

**Bedroom Two**

*3.29m x 2.97m*

Large enough for a Double bed and associated furniture. Central Heated radiator and Double Glazed windows to the front elevation.

**Bathroom**

A modern installation which features decorative flooring, a wash basin, a w/c and a bathtub with a handheld shower fixture Storage cupboard. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation.

**Bedroom Three**

*4.05m x 2.28m*

Large enough for a double bed and some associated furniture, but would be more spacious with a single or three-quarter bed. Ideal as a child's bedroom, a nursery or a home office. Possibly even as a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the rear elevation.

**Unique Reference Number**

LCLG

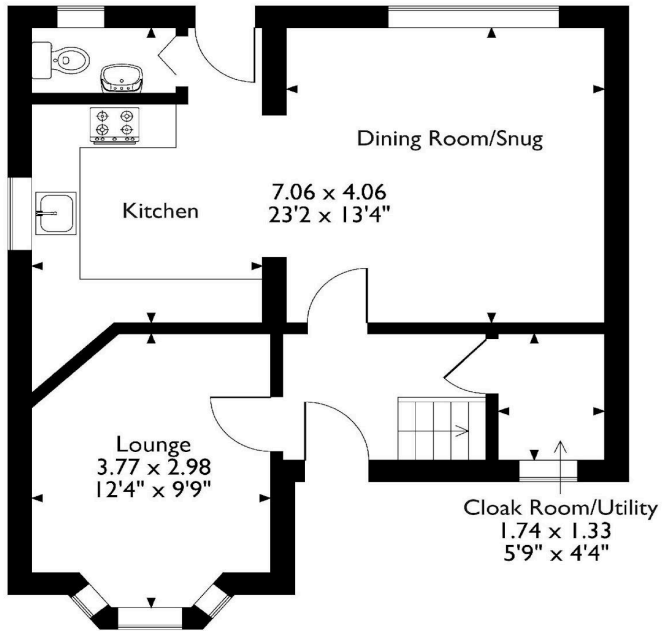
**Disclaimer**

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.

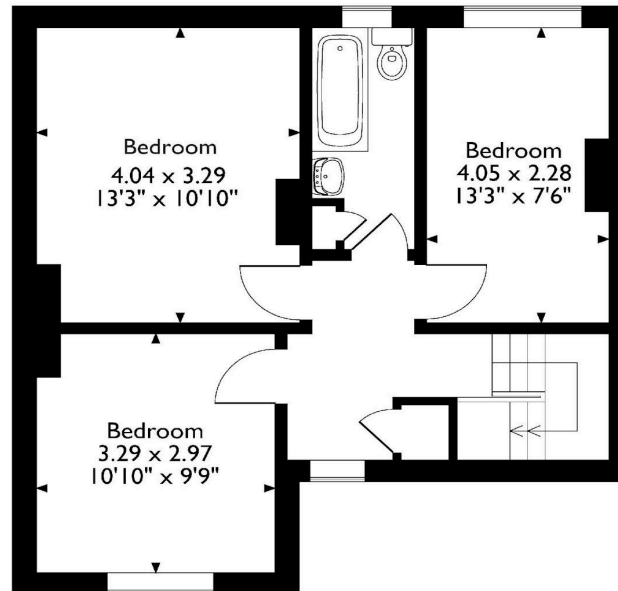


# Wellgate, Castleford

## Approximate Gross Internal Area 95 Sq M/1023 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>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

### 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.

Do you have a property  
**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](http://www.rosedaleandjones.co.uk)

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