



Riverside Way, Castleford, West Yorkshire

AWARD WINNING NAVIGATION POINT DEVELOPMENT | Garage and two parking spaces | Large separate utility room | En-Suite | Four Double Bedrooms | Walk in wardrobe to master bedroom | Atelier/ study/ gym | Large family bathroom

4 Bedroom Link House | Asking Price: **£425,000**

Rosedale
& Jones



Riverside Way, Castleford, West Yorkshire

DESCRIPTION

Possibly one of the nicest plots on Navigation Point. Picturesque Riverside views and a generous garden with off street parking. A fabulous family home.

Key Features:

- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- Garage and two parking spaces
- Large separate utility room
- En - Suite
- Four Double Bedrooms
- Walk in wardrobe to master bedroom
- Atelier/ study/ gym
- Large family bathroom



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

A large and very well-kept front garden, which consists of a generous grass lawn, surrounded by plenty of floral/stone decoration. The property can accommodate up to four vehicles with off-street parking.

Rear

A truly wonderful space, which can be enjoyed all year round. The space is enclosed on all sides, catches the sun well and offers privacy at the same time. The patio area looks across the River Calder and enjoys nothing but trees and rural landscapes for as far as the eye can see. Residents here enjoy direct and secured access to the river and miles of countryside walks.

INTERIOR - Ground Floor

Entrance Hall

Very spacious, with premium standard tile flooring. Composite exterior door to the front aspect and a Central Heated radiator.

W/C

Very well presented with premium tiled floors and contemporary décor. A W/C and a wash basin. Central Heated radiator and a Double Glazed 'frosted' window to the front aspect. Extractor fan with isolator switch.

Utility Room

Features include: a stainless steel 1l sink and drainer, space for a free-standing washing machine and tumble dryer, with plenty of worktop and storage space. Extractor fan with isolator switch.

Kitchen

A large and contemporary installation, which benefits from premium tiled flooring throughout and upgraded appliances. The room offers plenty of space for large families, with a large dining area/snug around the corner. Supported appliances (all fully fitted) include: an electric oven and built-in microwave, four gas 'ring' hobs and an extractor fan above. Additional appliances include, a fitted fridge, separate freezer and a dishwasher. The kitchen also features a 1.5l sink and drainer, with premium worktops, soft close draws and wall tiling. A Central Heated radiator and Double glazed windows to the front and side aspect. Note: This open plan and contemporary 'Family Hub' design has become such a popular feature in recent years and is certainly a key selling point within many luxury homes.

Dining Room / Snug

The space can comfortably support a large eight seated dining suite and additional storage furniture if preferred. Central Heated radiator, under stairs storage and Double Glazed windows the rear elevation. There are also Double Glazed French doors which open onto the rear garden patio area. Currently being used as a snug.

Garage

A versatile room which can be used in a variety of ways, depending on personal preference. Will fit a small car with still room for storage. Double glazed window to the rear aspect.

INTERIOR - First Floor

Lounge

A very generous living space, which is ideal for a large family and can accommodate a range of furniture choices, as required. Central Heated radiator and two Double Glazed French Doors to the private balcony which overlooks the River Calder and benefits from specular rural views. Note: The balcony is large enough to accommodate some exterior seated furniture.

Office/ Gym

Another spacious and very versatile room which can be used for various functions, depending on buyer preference. The space can comfortably accommodate a wide range of furniture choices and is currently utilised as a gym. Central Heated radiator and Double Glazed French doors lead to a Juliet Balcony with fabulous Riverside views.

Main Bedroom

A substantial room which can comfortably support a King-size bed and additional items of storage furniture, as required. This room also features a large walk-in wardrobe. Double Glazed windows to the front elevation and a Central Heated radiator.

En-Suite

Premium wall and floor tiling. Features include: a large standing shower, with glass water guard and two shower head options. A w/c, wash basin, an extractor fan with isolator switch and a charging point for electrical bathroom appliances. Central Heated radiator and 'frosted' Double Glazed windows to the rear and side elevations.

INTERIOR - Second Floor

Bedroom Two

Another spacious room which can comfortably accommodate a King-size bed and additional items of storage furniture, as required. This room also benefits from high ceilings. Double Glazed windows to the front elevation and a Central Heated radiator.

Bathroom

A spacious and modern installation, complete with upgraded floor and wall tiling. Features include: a bathtub with hand held shower and shower screen a wash basin and a w/c. The room offers plenty of space for storage units and features an electricity supply for bathroom appliances. Central Heated radiator and a 'frosted' Double Glazed window to the front elevation. Extractor fan with isolator switch.

Bedroom Three

This room can support a double bed, in addition to storage furniture as needed and benefits from high ceilings. Notably, there are spectacular views looking over the River Calder and the expansive rural landscapes beyond. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Four

This room can also support a double bed, in addition to storage furniture as needed and benefits from high ceilings. Once again, there are spectacular views looking over the River Calder and the expansive rural landscapes beyond. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

#LCLG

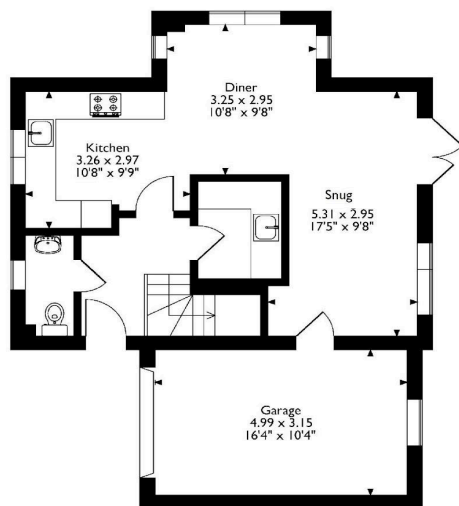
Disclaimer

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,

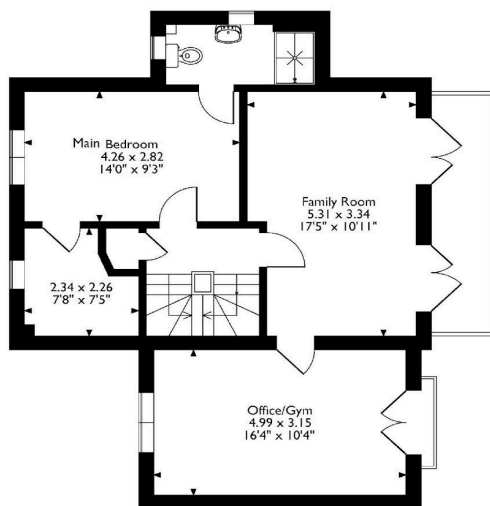
service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



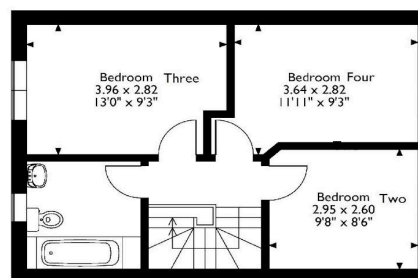
Riverside Way, Castleford
Approximate Gross Internal Area
167 Sq M/1797 Sq Ft



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		
(81-91) B		
(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	

82

89

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

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

info@rosedaleandjones.co.uk