

## Park Way, Castleford, WF10 1BU

New Luxury Riverside Location | Modern 'family hub' designed kitchen | Parking on drive for two vehicles | Atelier /Dressing room/ Office | 10 Year Builder's Warranty | En-suite | Rural and riverside walks nearby

4 Bedroom Link House | Asking Price: **£405,750**

Rosedale  
& Jones





# Park Way, Castleford, WF10 1BU

## DESCRIPTION

Plot 481- Stanhope. A very versatile and spacious home, which is quite rare. Boasting exceptional views of the River Calder and the rural landscapes beyond. Immaculately presented throughout with numerous upgraded features.

### Key Features:

- New Luxury Riverside Location
- Modern 'family hub' designed kitchen
- Parking on drive for two vehicles
- Atelier /Dressing room/ Office
- 10 Year Builder's Warranty
- En-suite
- 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 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 generous grass lawn and a tarmac driveway, which can accommodate two vehicles with off-street parking and a third could be housed in the garage, if preferred. There is also additional parking on street

### Rear

Low maintenance, with a stone patio seating area which overlooks the River Calder and the rural expanse beyond. The patio area and views here create a spectacular backdrop when entertaining. Nothing overlooks from the rear.

## INTERIOR - Ground Floor

### Entrance Hall

Very spacious . Double Glazed composite exterior door to the front aspect and a Central Heated radiator.

### W/C

Very well presented with premium tiled floors , 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/ Dining/ Snug

*7.61m x 5.15m*

A large and contemporary installation and the room offers plenty of space for large families. Supported appliances (all fully fitted) include: an electric oven, five gas 'ring' hobs and an extractor fan above. Additional appliances include, a fitted fridge/freezer and a dishwasher. The kitchen also features a designer 1.5l sink and drainer, with premium worktops and soft close draws. A Central Heated radiator and Double Glazed doors leading to the rear garden/ patio area with stunning views of the River Calder. The dining space is large enough to comfortably accommodate an eight seated dining suite and the snug has been designed to accommodate a sofa and TV with space for additional furniture. Fitted storage closet.

### Garage

A versatile room which can be used in a variety of ways, depending on personal preference. The room also features Double Glazed windows to the rear aspect.

## INTERIOR - First Floor

### Living Room

*5.15m x 3.33m*

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.

### **Atelier/ Office/ Dressing Room**

*4.84m x 2.98m*

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. Central Heated radiator and Double Glazed French doors lead to a Juliet Balcony with fabulous Riverside views.

### **Main Bedroom**

*3.98m x 2.66m*

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

### **En-Suite**

Spacious, with premium floor and wall tiling. Features include: a w/c, a wash basin and a double 'walk-in' shower. LED spotlights and a Central Heated "chrome" towel rack. A 'Frosted' Double Glazed window to the front elevation, an electric shaver/toothbrush power supply and an extractor fan with isolation switch.

## **INTERIOR - Second Floor**

### **Bedroom Two**

*3.87m x 2.67m*

Another large room which can support a King-size bed and additional items of storage furniture, as required. High ceilings are also a feature once more. Double Glazed windows to the front elevation and a Central Heated radiator.

### **Bedroom Three**

*4.07m x 2.45m*

Another generous room which can accommodate a double bed and additional items of storage furniture, as required. High ceilings are a lovely feature. This room also boasts exceptional riverside views. Double Glazed windows to the rear elevation and a Central Heated radiator.

### **Bathroom**

A very spacious and modern installation, with a high ceiling and complete with floor/wall tiling. Features include: a bathtub, with standing shower and a glass water-guard, a wash basin and a w/c. A Central Heated towel rack and plenty of space for added storage furniture. There is also an electric shaver/toothbrush power supply, LED spotlights and a 'frosted' Double Glazed window to the front elevation. Extractor fan with isolation switch.

### **Bedroom Four**

*3.01m x 2.52m*

Another large room which can support a double bed and additional items of furniture, as required. High ceilings are a lovely feature here too. This room also boasts exceptional riverside views. Double Glazed windows to the rear elevation and a Central Heated radiator.

### **Unique Reference Number**

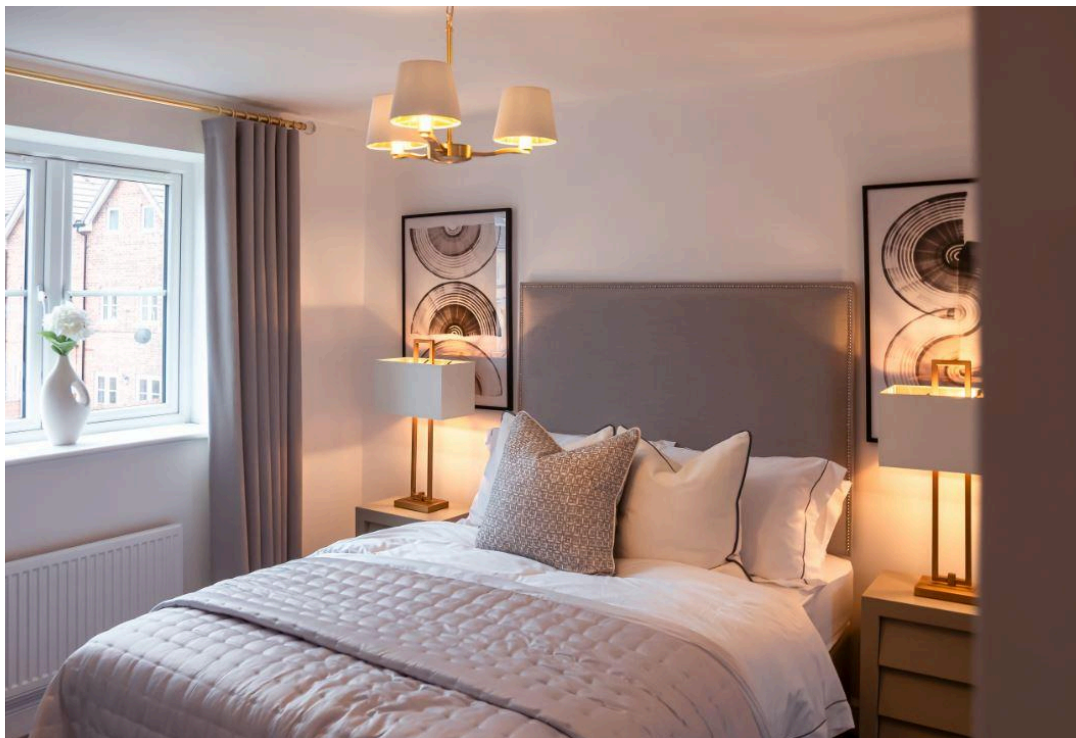
#LCLG

### **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.

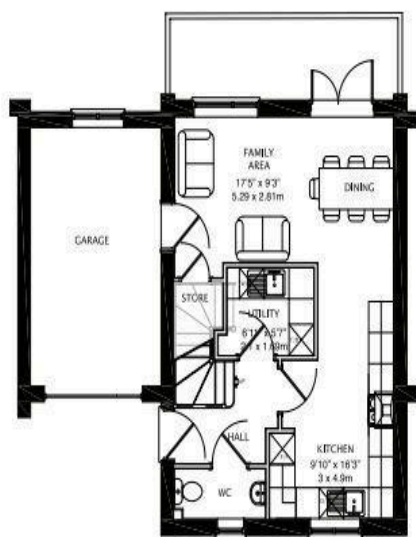




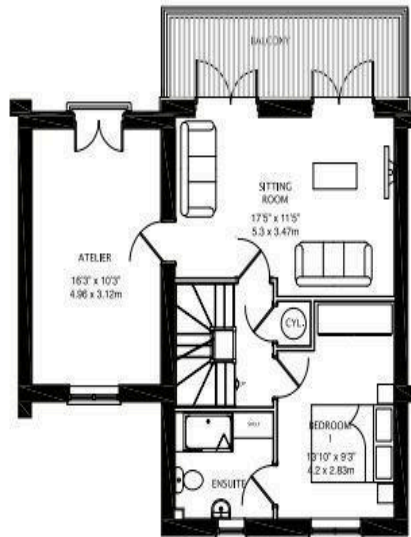
# Stanhope - 4 Bedroom House (1,514 sq.ft.)

## Energy Performance Certificate

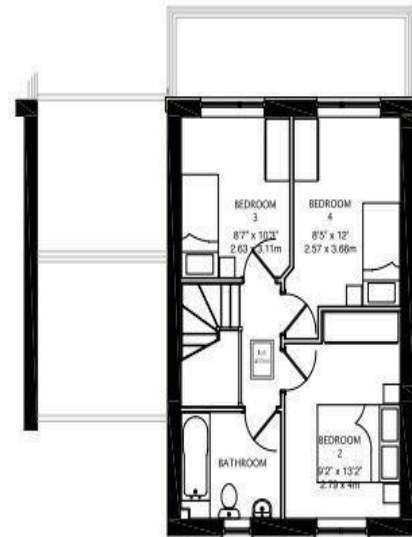
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Ground Floor Layout



First Floor Layout



Second Floor Layout

EpcUrl

### 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?

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