



## Moore Way, Castleford, West Yorkshire

Stylish and upgraded contemporary home | AWARD WINNING NAVIGATION POINT DEVELOPMENT | NO CHAIN | Beautifully landscaped rear garden | Still within 'new build' warranty period | Rural and riverside walks nearby | High specification kitchen

2 Bedroom Semi Detached House | Asking Price: **£195,000**

Rosedale  
& Jones





# Moore Way, Castleford, West Yorkshire

## DESCRIPTION

NO CHAIN. Check out this stylish and upgraded property, complete with open plan features, two large bedrooms, a landscaped garden and secure, gated parking for two vehicles. All within a very popular residential development, situated alongside the River Calder.

### Key Features:

- Stylish and upgraded contemporary home
- AWARD WINNING NAVIGATION POINT DEVELOPMENT
- NO CHAIN
- Beautifully landscaped rear garden
- Still within 'new build' warranty period
- Rural and riverside walks nearby
- High specification kitchen



## 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

Low maintenance, with a 'side by side' driveway which can comfortably accommodate two vehicles with off street parking. There is also plenty of additional parking on the street if needed.

### Rear

A stunning 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.

## INTERIOR - Ground Floor

### Entrance Hall

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

### W/C

A wash basin and a w/c. Central Heated radiator and an extractor fan, with isolation switch. 'Frosted' Double Glazed window to the front aspect.

### Kitchen

*1.75m x 1.75m*

A modern and fully fitted kitchen installation, which benefits from premium quality tiling and loads of unit space for storage. Supported appliances include: an electric oven and microwave, four gas 'ring' hobs and a fitted extractor fan. There is also a fully fitted fridge freezer, a dishwasher and an 1.5l sink and drainer. Central Heated radiator and Double Glazed windows to the front aspects. Note: The utility room can accommodate a free-standing washing machine and a tumble dryer.

### Lounge/Diner

*2.86m x 3.05m*

The living area is very spacious, ideal for modern living. The space can accommodate a range of furniture layouts with space for a four seated dining table. Central Heated radiator, with Double Glazed French doors to the rear aspect which lead onto the patio area to the rear. Note: A large under stairs storage cupboard is ideal for storage.

## INTERIOR - First Floor

### Landing

Open and well presented, with a Central Heated radiator and loft access.

### Bedroom One

*3.09m x 2.53m*

A substantial room which can accommodate a King-size bed and other items of furniture, Double Glazed windows to the front elevation and a Central Heated radiator.

### Bathroom

A modern bathroom installation, with 'upgraded' fully tiled walls and floors. Features include: a bathtub, with standing shower and a glass water-guard, a wash basin and a w/c. There is also an extractor fan with an isolation switch and a charging point for electrical bathroom appliances. Central Heated radiator and a 'frosted' Double Glazed window to the side elevation.

### **Bedroom Two**

*3.90m x 2.66m*

Another spacious room which can support a double bed quite comfortably and has a built-in storage cupboard. There is also enough space for a desk and chair if you work from home. Central Heated radiator and Two Double Glazed windows to the rear elevation.

### **Unique Reference Number**

#LCLG

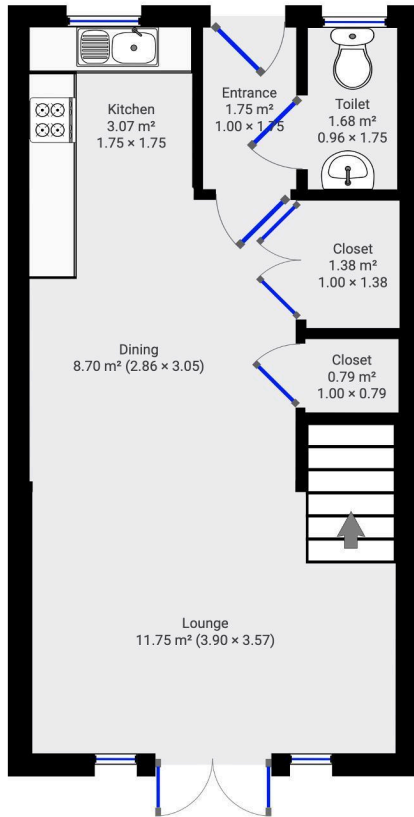
### **Disclaimer**

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

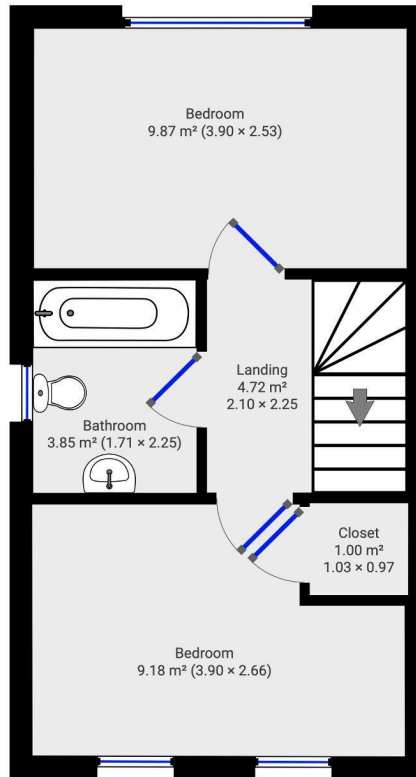




GROUND FLOOR



FIRST FLOOR



## 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) <b>A</b>		97
(81-91) <b>B</b>	83	
(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>		
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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