



**The Birch Redhill Grove, Redhill Road Castleford WF10 3AD**

**welcome to**

## **The Birch Redhill Grove, Redhill Road Castleford**

'The Birch' house type is a modern three bedroom bungalow with a well equipped kitchen, spacious lounge and two generous double bedrooms plus office/guest room. VIEWINGS NOW AVAILABLE - PART EXCHANGE AND SALES ASSIST AVAILABLE

### **Kitchen Specification**

Space for a freestanding fridge freezer  
Space & plumbing for a washing machine  
Space & plumbing for a dishwasher  
Integral Bosch single oven  
Ceramic hob  
Extractor hood

### **Bathroom Specification**

Part Tiled en suites and bathroom walls.  
Contemporary white sanitary ware  
Chrome taps & fittings  
Chrome towel radiator

### **Epc**

On completion (Expected A)

### **Tenure**

Freehold

### **Heating & Insulation**

Air source heat pumps with smart controlled under floor heating & hot water  
Loft insulation in line with building regulations  
Cavity wall insulation

### **External Features**

Secure composite front door  
Mains operated smoke detectors  
PVCu white double glazed windows and doors  
Low maintenance PVCu fascia's soffits  
House alarm  
Door chime

### **Electrical**

White power points  
TV sockets to lounge  
BT Fibre Internet  
3KW owned solar panels as standard  
Mains operated smoke detectors

### **External Finish**

Rear garden fence and timber side gate  
Turf to rear garden  
Front & rear external light  
Outside tap  
Driveways finished in block paving

### **Flooring**

All properties come complete with grey carpets and vinyl to the wet areas as standard. (colour choices can be changed subject to build stage) please ask for more info.

### **Maintenance Fee**

Due to the nature of the development each home owner has a share in a management company that looks after the drainage and sewerage pump on site. This is managed and run by the owners giving total control of the costs. Estimated costs are suggested at £15 per calendar year. This is to be confirmed with the solicitors.

### **Advantage Warranty**

All properties for peace of mind come with a 10-year Advantage warranty as well as the standard builder and manufacturer's warranties for all appliances. The builders of this development are an established family firm who have completed many developments of a similar nature in the area. They





are award winning LABC builder with a track record of building high quality homes which have been recognised by industry leaders.

### **Sales Assist**

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

### **Viewings**

We can happily show you around the site and the plots for you to get a better feel for the space, and will have a show home shortly. All viewings have to be accompanied for health and safety. Please contact the office for more information. The site team are unable to show you around without an appointment being booked.

### **Entrance Hall**

Having an entrance door to the side aspect, a useful storage cupboard, ceiling spotlights and a loft access hatch.

### **Kitchen**

11' 6" max x 7' 9" max ( 3.51m max x 2.36m max )  
Fitted with wall and base units with complimentary work surfaces, an electric oven with an electric hob and cooker hood over. Also includes a sink and drainer, plumbing for both a washing machine and a dishwasher plus space for a fridge freezer, ceiling spotlights and a double glazed window to the front.

### **Lounge**

11' 1" max x 17' 2" max ( 3.38m max x 5.23m max )  
Double glazed window to the front

### **House Bathroom**

6' 3" max x 7' 3" max ( 1.91m max x 2.21m max )  
Comprising of a three piece bathroom suite which includes a bath with mixer tap and a shower over, a wash hand basin and a low level flush w.c. Also

includes part tiling, ceiling spotlights and an extractor fan.

### **Bedroom One**

10' 9" max x 8' 7" max ( 3.28m max x 2.62m max )  
Double glazed window to the rear.

### **Bedroom Two**

8' 7" max x 9' 1" max ( 2.62m max x 2.77m max )  
Double glazed window to the rear.

### **Bedroom Three**

7' 10" max x 7' 2" max ( 2.39m max x 2.18m max )  
Double glazed window to the side.

### **Garage**



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## **The Birch Redhill Grove, Redhill Road Castleford**

- **\*\*\* JUST THREE PLOTS REMAINING \*\*\***
- Semi Detached Bungalow
- Enviaible Cul - De - Sac - Location
- Three Bedrooms
- Single Garage

Tenure: Freehold EPC Rating: Exempt

from

**£255,000**



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Property Ref:  
CAF112755 - 0009

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