



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

**welcome to**

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

ONLY TWO PLOTS LEFT!!! '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**

EPC A - These properties are highly energy efficient with solar panels and air source heat pumps as standard. Using the most modern technology available this allows you to benefit from your own generated electricity as well as using the grid if needed. This results in very low energy bills. You also don't pay the gas standing charge as there is no gas to the properties and you can sell energy back to the grid depending on your chosen tariff. The solar panel are owned by you.

### **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 area's 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.



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welcome to

## The Birch Redhill Grove, Redhill Road Castleford

- \*\*\* LAST TWO PLOTS REMAINING \*\*\*
- MOVE IN FOR CHRISTMAS
- Solar Panels & Air Source Heat Pumps EPC Rated A - Cheap Monthly Running Costs
- Three Bedrooms
- Single Garage & Off Street Parking & Enclosed Garden

Tenure: Freehold EPC Rating: Exempt

from

**£245,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF112755 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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