

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

Ерс

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 manage 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, en 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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- *** 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

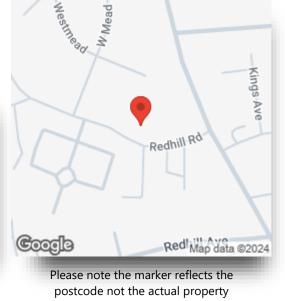
£245,000





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The Property Ombudsman

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.

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