



**Green Close, Castleford WF10 5JQ**

**welcome to**

## **Green Lane Developments Green Close, Castleford**

Open plan living ready for you to view, this house comes complete with HIGH QUALITY integral appliances, FULLY TILED BATHROOMS and lawned garden! Get in touch with our sales team for more information!

### **Viewings**

We welcome the opportunity to show you around the properties to get a better feel of the space and size of the homes and gardens. Please contact the sales team for more information.

### **Tenure**

Freehold

### **Roads & Council**

Private Road - Wakefield Council.  
No Maintenance Charges

### **Lounge Area**

11' 1" max x 17' 2" max ( 3.38m max x 5.23m max )  
The main living area for this bungalow is open plan, offering a modern living arrangement with lots of natural light. The kitchen area is fitted with:

Range of wall and base units  
Integral 70/30 fridge freezer  
Integral dishwasher  
Integral Eye level oven & microwave  
Electric hob  
Extractor hood  
Tiled floor included as standard  
Chrome Plug Sockets with USB points

### **Kitchen Area**

11' 6" max x 8' 5" max ( 3.51m max x 2.57m max )

### **Utility Room**

Base units with space for a washer and dryer  
Sink and drainer

### **Bedroom One**

10' 9" max x 8' 7" max ( 3.28m max x 2.62m max )

### **Bedroom Two**

8' 7" max x 9' max ( 2.62m max x 2.74m max )

### **Bedroom Three**

7' 10" max x 7' 2" max ( 2.39m max x 2.18m max )

### **Heating & Insulation**

Air source heat pump with 2 year warranty  
Underfloor heating throughout  
Loft insulation in line with building regulations  
Cavity wall insulation

### **External Fittings**

Secure composite front door  
Mains operated smoke detectors to hall  
Heat alarm to kitchen  
PVCu double-glazed windows and doors  
Low maintenance PVCu fascia's soffits

### **Decorating Finish**

White paneled doors with chrome ironmongery  
White gloss paint to woodwork  
Flat white finish to ceilings  
White emulsion to walls



## Electrical Fittings

White power points  
TV sockets to all bedrooms  
TV sockets to lounge & kitchen  
BT master socket to lounge  
BT Openreach fibre broadband

## Bathrooms & En-Suite

Fully tiled en suites and bathroom walls and floors.  
Vanity unit as standard to en suites and bathroom  
Separate walk in shower in bathroom  
Contemporary white sanitary ware  
Chrome taps & fittings  
Chrome towel radiator

## Garden

Enclosed rear garden  
Large flag patio area & paths to the side and rear of the house  
Turf to front & rear garden  
Front & rear external light  
Driveways finished in block paving  
Off street parking for 2 cars  
Single Adjoining Garage

## Architects 6 Year Warranty

For peace of mind the properties come with a architects 6 year warranty.



**view this property online** [williamhbrown.co.uk/Property/CAF113116](http://williamhbrown.co.uk/Property/CAF113116)





welcome to

## Green Lane Developments Green Close, Castleford

- Last Plot Left!
- Ready NOW!
- Three Bedrooms
- Off Street Parking & Garage
- High Quality Fixtures & Fittings As Standard

Tenure: Freehold EPC Rating: Exempt

# £324,950



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF113116 - 0005

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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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