



CROWN

ESTATE AGENTS & LETTINGS SPECIALISTS

Redhill Grove, Castleford



Asking Price £265,000



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Now well under construction and within 50% already sold, don't delay in reserving your plot.

A prime location and a rare occurrence, this development of 11 bungalows offers an exciting opportunity for people wanting this style of property. Additionally, these properties have been designed to future proof energy usage with the installation of air source heat pumps, underfloor heating and solar panels with no gas involved. Indications from suppliers are that these properties will cost less than £30 a week to run. A great opportunity to get on board and reserve your ideal home immediately. Property styles are 2 to three bedrooms and a range of semi-detached and detached homes are available.

Plot 11 is a three bedroom semi-detached bungalow providing spacious accommodation and with fittings to the purchasers choice.



- Sought after location
- Spacious semi-detached bungalow
- Energy efficient home with future proof costs
- Hall
- Lounge
- Dining kitchen with fitted oven and hob
- Three good size bedrooms
- House bathroom
- Gardens and garage
- EPC Grade to follow

Call **01977 600633** or **01977 285111** to view this property. For more details visit www.crownestateagents.com.

Crown Estate Agents, 39-41 Ropergate, Pontefract, WF8 1JY. In association with Castle Dwellings in Castleford and Leeds. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.

Reception Hall

With Access from the side.

Lounge

17'1" x 11'0" (5.217 x 3.368)

A lovely, bright room of good size with wide front facing window

Kitchen/Diner

11'9" x 7'9" (3.600 x 2.376)

To be fitted with a range of units having shaker style doors and with a choice of colour finishes to the doors. All kitchens will include inset sink, double oven, 4 ring ceramic hob and extractor hood as standard. The design shown is a typical arrangement but not necessarily the actual layout.

Bedroom 1

10'9" x 8'7" max (3.293 x 2.630 max)

Good size double bedroom with rear facing window and recess for wardrobes

bedroom 2

11'0" x 8'7" (3.368 x 2.630)

Again a good double bedroom, also rear facing and with recess for wardrobes

Bedroom 3

7'8" x 7'1" (2.350 x 2.175)

Good size single bedroom with side facing window.

Bathroom

7'4" x 6'0" (2.250 x 1.838)

With modern suite of panel bath, wash hand basin and low flush WC. There will be part tiling to the room with a choice of style.

External

The property comes with a garage as standard and driveway parking. gardens to front and rear will have an area of patio and will be turfed on completion.

Fittings

Kitchens and bathrooms will be to the purchasers choice from a range of colours available from the developer. Tiling will be as advised with part tiling to the bathrooms. Any extras requested by the buyers will be subject to a 25% deposit being paid on request with the balance of the extras cost being paid before works commence.

The cost of any extras requested will be priced and advised to you prior to order for agreement.

Heating

The bungalows will offer a highly efficient form of living designed to future proof energy bills.

The bungalows will be fitted with 10 year guaranteed MIDEA Air Sourced Heat Pumps feeding under-floor heating to each room, with thermostats, and also to the hot-water cylinder. There will be NO GAS connected to the properties.

10 Solar Panels (3 KW) on the roof will also be connected to the Hot-water cylinder giving virtually free hot water. The overall cost of heat & light is anticipated to be well under £30 per week




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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