

## Redhill Grove, Castleford



£325,000



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Welcome to these stunning "A" rated, energy-efficient bungalows, which are designed to provide a comfortable and sustainable living experience. Located in a serene neighbourhood, these homes offer a perfect blend of modern design and eco-friendly features. Let's take a closer look at what these properties have to offer

- Step inside to a well-thought-out floor layout, designed to maximize space and promote efficient heating throughout the home.
- Energy-efficient lighting, reducing electricity consumption while providing a warm and inviting ambiance.
- The kitchen is equipped with Energy Star-rated appliances where included
- High-performance insulation, energy efficient double-glazed windows and underfloor heating throughout maintain a comfortable indoor temperature year-round, reducing the need for excessive heating or cooling. No gas on site so no gas bills. The properties have air source heat pumps feeding high efficiency underfloor heating and with 8 solar panels per property feeding the hot water. Running costs for these properties is estimated at £28 per week.



- Sought after location
- Bungalow only development
- Energy efficient homes with future proof heating systems
- Hall
- Good size lounge
- Dining Kitchen with fitted oven and hob
- Three bedrooms, one with en-suite
- House bathroom
- Gardens and garage
- EPC Grade to follow

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm



### Overview

Welcome to these stunning "A" rated, energy-efficient bungalows, which are designed to provide a comfortable and sustainable living experience. Located in a serene neighbourhood, these homes offer a perfect blend of modern design and eco-friendly features. Let's take a closer look at what these properties have to offer:

#### Exterior:

- The bungalow boasts a charming and contemporary exterior, combining insulated brick walls and tiled roofs.
- Energy-efficient windows allow ample natural light to flood the interior while providing views of the surrounding landscape.
- The roof is equipped with solar panels, harnessing the power of the sun to generate clean and renewable energy with battery storage included.

#### Interior:

- Step inside to a well-thought-out floor layout, designed to maximize space and promote efficient heating throughout the home.
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- High-performance insulation, energy efficient double-glazed windows and underfloor heating throughout maintain a comfortable indoor temperature year-round, reducing the need for excessive heating or cooling. No gas on site so no gas bills. The properties have air source heat pumps feeding high efficiency underfloor heating and with 8 solar panels per property feeding the hot water. Running costs for these properties is estimated at £28 per week.

#### Bedrooms and Bathrooms:

- The bungalows offer either two or three spacious bedrooms
- All bathrooms are equipped with energy-efficient lighting and ventilation systems, ensuring a refreshing and eco-conscious experience.

#### Outdoor Space:

- The properties all have their own parking/driveways and detached garages and have decent areas of garden for relaxing in the Summer month

This energy-efficient bungalow offers a unique opportunity to live comfortably while reducing your carbon footprint. Don't miss the chance to own this sustainable and stylish home. Contact us today to schedule a viewing and experience the future of eco-friendly living.

#### Hall

With access from the side into a welcoming reception space

#### Lounge

17'10" x 10'4" (5.443 x 3.166)

A lovely, bright room of good size with wide window

#### Kitchen/Diner

17'10" x 8'0" (5.443 x 2.451)

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

10'11" x 8'8" (3.330 x 2.655)

Good size double bedroom with rear facing window

#### En Suite Shower

8'4" x 3'11" (2.552 x 1.198)

With suite of wide cubicle, wash hand basin and low level flush WC

#### bedroom 2

12'11" x 9'8" (3.952 x 2.960)

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

#### Bedroom 3

10'4" x 9'5" (3.160 x 2.894)

Great size third bedroom with rear facing window

#### Bathroom

9'2" x 5'10" (2.796 x 1.797)

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.



Floor Plan



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

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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