

## Redhill Grove, Castleford



**£260,000**



3



1



1



null

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.



- Spacious semi-detached property
- Sought after location
- Energy efficient and future proofed heating costs
- Hall
- Lounge
- Dining kitchen with fitted oven and hob
- Two good size bedrooms
- 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

### 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.

### Fitting

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.

### Deposits

To reserve your plot, we require a deposit of £1000. Should you subsequently cancel your reservation, we reserve the right to retain a figure of £250 +VAT to cover expenses incurred.





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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