



12 Colclough Close, Castleford, WF10 5WJ

Beautifully Presented Detached Three Storey Property | Four Double Bedrooms | Potential No Chain | Driveway Parking For Multiple Cars | Detached Garage | Master Bedroom With En-Suite | Ideal Location | Viewing Highly Recommend

- Beautifully Presented Three Storey Detached Property
- Gas Central Heating
- Council Tax Band - E
- Ideal Family Home
- Four Double Bedrooms
- Freehold Property
- Top Floor Includes Dressing Room & Master En-Suite
- Driveway Parking & Detached Garage
- EPC Rating - B
- Potential Of No Chain

£325,000

Jigsaw Move are pleased to present this beautifully presented three storey detached house nestled in the desirable location of Colclough Close, Whitwood, Castleford. The property offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 1,431 square feet and is designed across three spacious storeys, making it an ideal family home.

As you enter, you are welcomed into a cosy lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen diner, which features patio doors that open seamlessly into the rear garden, creating a wonderful indoor-outdoor flow.

The garden itself is a delightful retreat, featuring lush turf and a patio area perfect for al fresco dining or relaxing in the sun. Additionally, a covered patio area offers a wonderful opportunity for barbecues or creating a charming outdoor bar.

The property boasts four well-proportioned bedrooms, with the top floor dedicated to a luxurious master suite, which comes complete with an en-suite shower room and built in wardrobes, providing a private sanctuary for relaxation. Additionally, there is a family bathroom and WC, making morning routines a breeze and ensuring ample space for family and guests alike.

Parking is a significant advantage of this property, with space for up to four vehicles, complemented by a detached garage. This feature is particularly appealing for families with multiple cars or those who enjoy outdoor hobbies.

With the potential for a no chain sale, this home is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a spacious and modern residence, this property in Whitwood is not to be missed. Come and experience the charm and convenience of this delightful home for yourself.

GROUND FLOOR ACCOMMODATION

Entrance Hall

WC 5'9" x 2'7" (1.75m x 0.78m)

Lounge 16'8" x 10'10" (5.07m x 3.31m)

Kitchen/Diner 10'2" x 18'4" (3.09m x 5.60m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 14'0" x 9'8" (4.26m x 2.94m)

Bedroom Three 12'10" x 10'11" (3.90m x 3.33m)

Bedroom Four 9'0" x 10'0" (2.75m x 3.04m)

Family Bathroom 6'1" x 8'6" (1.85m x 2.58m)

SECOND FLOOR ACCOMMODATION

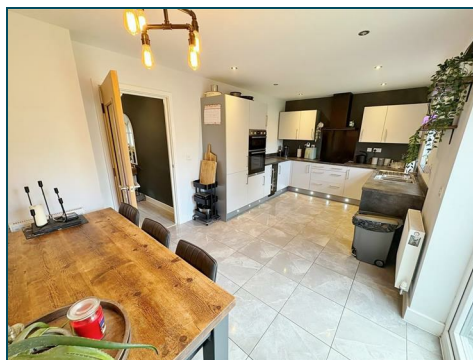
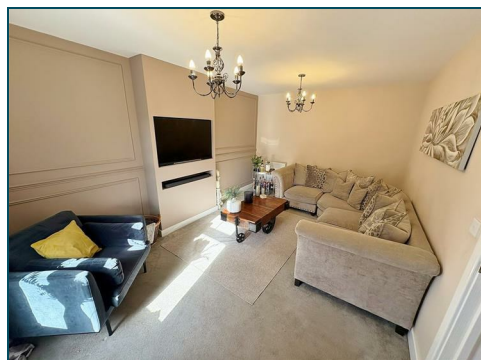
Landing

Master Bedroom 22'8" x 15'1" (6.90m x 4.59m)

En-suite Shower Room 5'10" x 8'3" (1.77m x 2.52m)

EXTERNAL

Garage 20'8" x 10'2" (6.32m x 3.12m)



ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

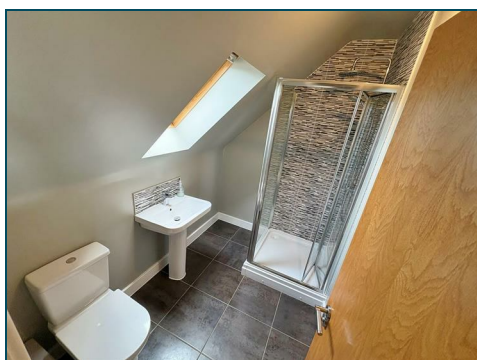
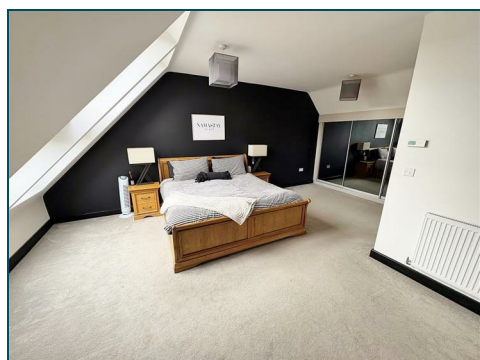
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



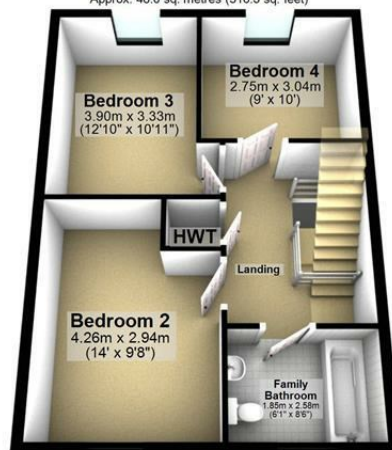
Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



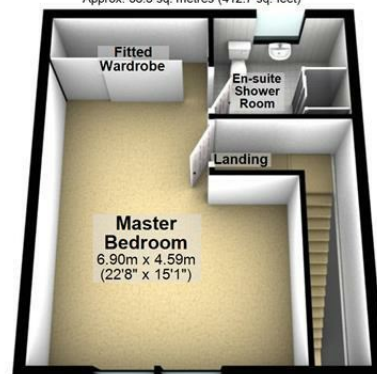
First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Second Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 150.8 sq. metres (1623.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		85	94
EU Directive 2002/91/EC			



safeagent

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