BACK GARDEN STREET

Castleford, WF10 5AL

Plot No	House No	House Type	Price	Parking Spaces
11	6	2 Bed + Study End Town House	Reserved	2
10	7	2 Bed + Study Mid Town House	£165,000	1
9	8	2 Bed + Study Mid Town House	£165,000	1
8	9	2 Bed + Study End Town House	Completed	2









An **NEW** development of **family homes** tucked away in a quiet position close town centre but within easy access to ASDA, other local amenities, green space and **transport links**.

Designed and built with busy family life in mind these properties included fully integral appliances as standard and flooring throughout.

The accommodation comprises of entrance hall, downstairs WC, open plan living kitchen. Upstairs are the two main bedrooms, a home office, house bathroom and en suites.

Each property comes with off street parking and an enclosed rear garden.

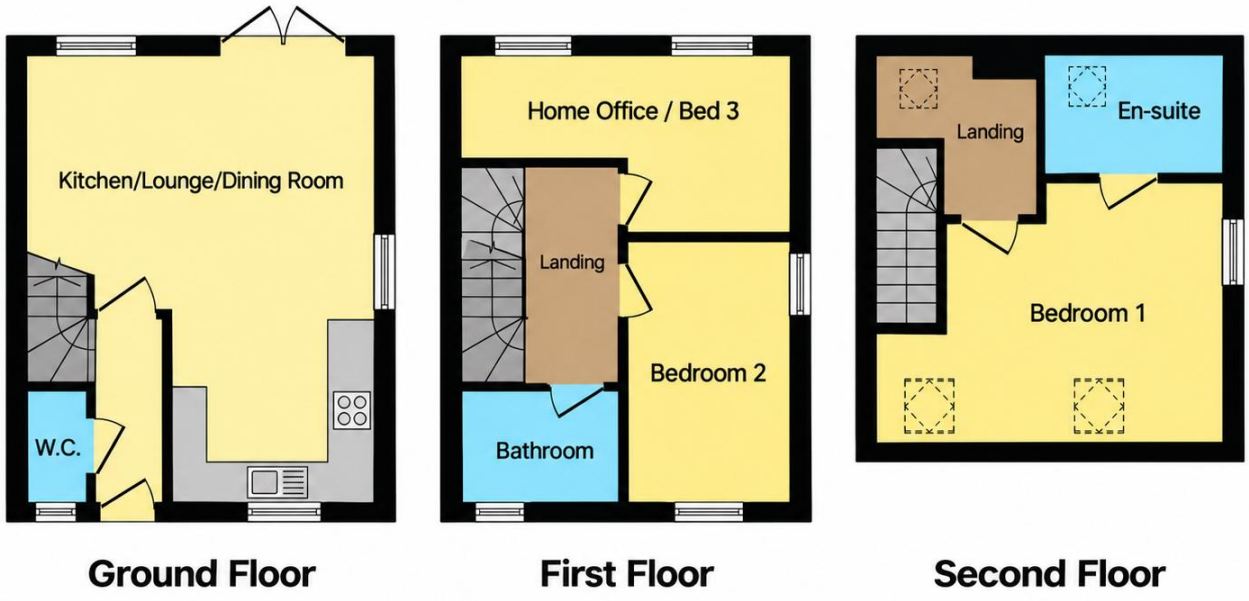
For more information and to arrange a viewing please contact Castleford on 01977 512628

Or visit our office:

10 Bank Street, Castleford, WF10 1HZ

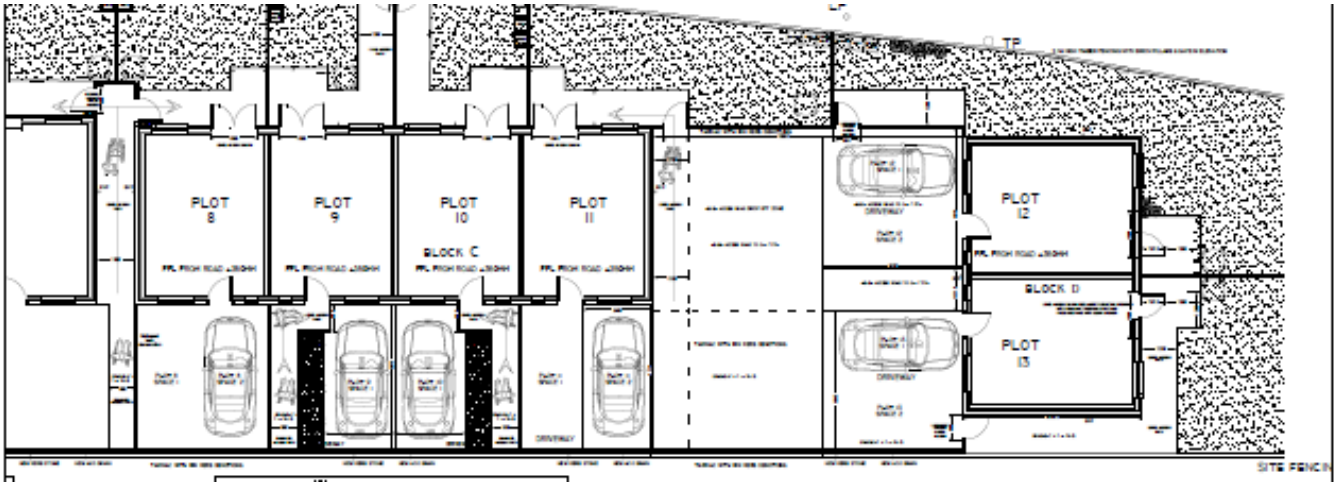
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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

AI-styled image • For illustration only





Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.

Standard Specification

Tenure
Freehold (no maintenance charges)

EPC
On completion – expected B

Bathrooms
Part Wall tiling to en suites and bathroom walls.
Contemporary white sanitary ware.
Chrome taps & fittings.
Chrome towel radiator.
Spacesaver bath with shower over in main bathroom
Vanity storage units

Decoration Finish
Oak panelled doors with chrome ironmongery.
White gloss paint to woodwork.
Flat white finish to ceilings.
White emulsion to walls.

Electrical
Chrome sockets to the ground floor & light switch points.
TV sockets to lounge & kitchen wall mount position.
BT master socket to lounge.
High speed Broadband ready

Garden
Rear 6ft fence and timber side gate.
Patio area & paths to the side and rear of the house.
Front & rear external light.
Outside tap.
Driveways finished in tarmac.

Kitchen
Modern Range of wall and base units.
Integral single oven and electric Hob.
Integral undercounter Fridge.(Plot 11)
70/30 Fridge Freezer Plot 9/10
Splashback.
Extractor Hood.
Integral Washing Machine.

Heating & Insulation
Combi boiler with smart hive gas central heating.
Loft insulation in line with building regulations.
Cavity wall insulation.
White radiators.

External features
Secure GRP front door.
PVCu double-glazed windows and patio doors.
Low maintenance PVCu fascia's soffits.

6 Year Warranty

All properties for peace of mind come with an 6-year architect's certificate as well as the standard builder and manufacturer's warranties for all appliances.

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Reservation Process

After viewing - If you wish to reserve a plot, the builder requires a £500 reservation fee. This will reserve the property for a period of 8 weeks to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

Part Exchange and Sales Assist

We can offer you a part exchange or sales assist option on selected plots where you can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Finances

We will need to confirm your financial position. If you have already sourced a mortgage, we will just need to confirm the details and will also require your mortgages advisors' name and contact number.

If you have not yet sourced a mortgage deal, our mortgage consultant will be happy to speak to you about the best options for your circumstances. There are no obligations off the back of your initial conversation with them, and they have access to specialist lenders who deal with new builds properties. Please note, there are specific terms and conditions when purchasing a new build property, and not all lenders/products will be suitable.

These properties are also eligible for **GREEN DEAL MORTGAGES** which may save you money on the rates associated with new build energy efficient homes. Please ask the sales advisor for more information.

Any fees payable will be explained in your initial no-obligation appointment before you choose whether to use our Mortgage Services.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If exchange does not happen within this timeframe, you will be at risk of losing the property. You are under no obligation to use our recommended solicitor.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone or you can come into branch to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process



