

...Your proactive estate agent



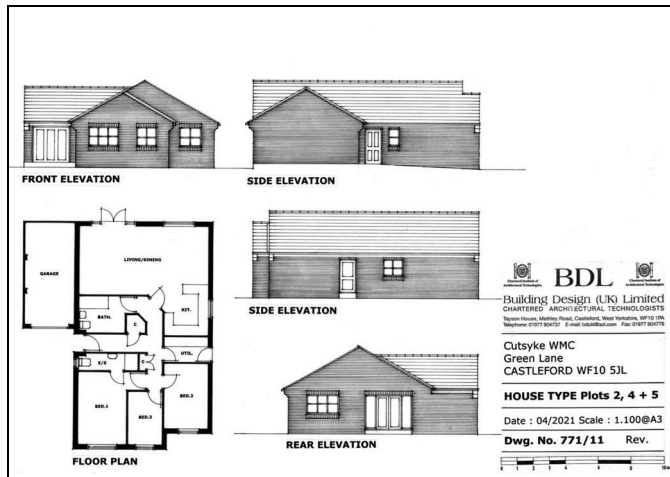
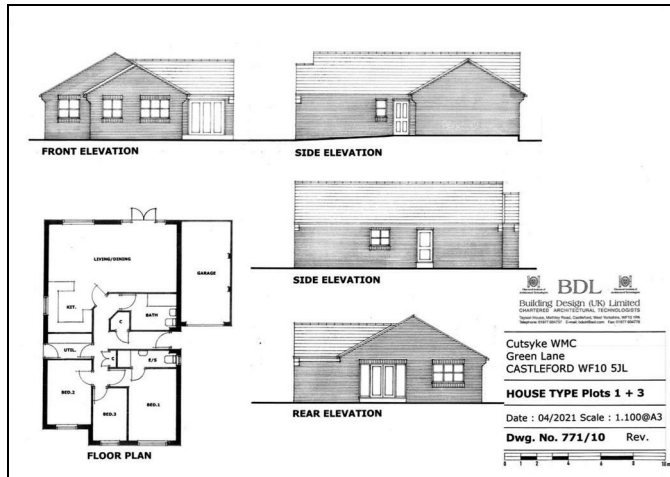
Green Lane, Cutsyke, Castleford, WF10 5JL
£299,950

Park Row

****BRAND NEW SELECT DEVELOPMENT**FIVE DETACHED BUNGALOWS**THREE BEDROOMS**PRIVATE GARAGES**PRIVATE DRIVEWAYS**GARDENS TO ALL PLOTS**STONE STYLE EXTERIOR**HIGH EPC RATINGS**ENERGY EFFICIENT WITH SOLAR ENERGY AND AIR SOURCE HEAT PUMPS**CHOICE OF KITCHEN SPEC!!****

Situated in the popular town of Castleford, this is a select development of just five brand new modern detached bungalows, and each plot briefly comprises; gardens, garages, solar panels and air source heat pumps, three bedrooms, a choice of your own fitted kitchen, lounge/dining spaces, utility areas and cupboards for storage, family bathrooms, outdoor patio areas and space for seating, en-suite to master bedrooms, block paved driveways, high EPC ratings and reduced energy costs.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 558480 TO BOOK A VIEWING! 'WE OPEN UNTIL 5:30 PM MONDAY TO THURSDAY, 5.00 FRIDAYS, AND 4.00 SATURDAYS



THE SITE ITSELF

FEATURES

The site itself is a select development of five modern new build detached bungalows which come with a kitchen of your choice, a garage with great space for storage, stone style exterior, a block paved driveway with space for at least one vehicle, solar panels, air source heat pumps, turfed gardens with patio areas for seating, three bedrooms, en-suites to master bedrooms, utility areas, open plan living and the site entrance will be enhanced with the addition of brick built walls to the frontage.

THE PLOTS

ENTRANCE HALLWAY

The entrance hallway will have two separate cupboards which are brilliant for storage! internal doors leading into;

KITCHEN/DINING/LOUNGE

8.54 x 6.85 (28'0" x 22'5")

All plots will come with a kitchen of your own choice! All plots will come with open plan kitchen/lounge/dining which will benefit from the excellent airflow and light gained by the openness.

UTILITY

2.81 (9'2")

All plots will have utility areas to keep household appliances out of sight!

BEDROOM ONE

5.39 x 3.14 (17'8" x 10'3")

EN-SUITE

3.7 x 1.2 (12'1" x 3'11")

BEDROOM TWO

4.37 x 2.81 (14'4" x 9'2")

BEDROOM THREE

4.2 x 2.58 (13'9" x 8'5")

FAMILY BATHROOM

3.7 x 2.14 (12'1" x 7'0")

All plots will have family bathrooms.

DRIVEWAY

All plots will have charcoal grey permeable block paving driveways with space for at least one vehicle.

GARAGE

6.51 x 3.03 (21'4" x 9'11")

All plots will have a garage with handy space for storage!

GARDENS

All three plots will have gardens which will have an area of concrete flag patios and paths with space for seating which also creates a walkway along the property, turfed areas which will have weed free turf having strong root structure, free from rye grass or other species. Vertical close boarded timber fences with an overall height of 1.8m and high lockable gates at each sides of the properties.

ENERGY EFFICIENCY

SOLAR PANELS/AIR SOURCE HEAT PUMPS

All plots will be fitted with solar panels and air source heat pumps which will contribute to reduced energy consumption.

Solar energy has evolved in leaps and bounds and it is reliable, popular and an effective source of energy!

AGENTS NOTE

Photos are for illustration purposes only

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

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.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you 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.

TENURE AND COUNCIL TAX

The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 4.00pm

Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

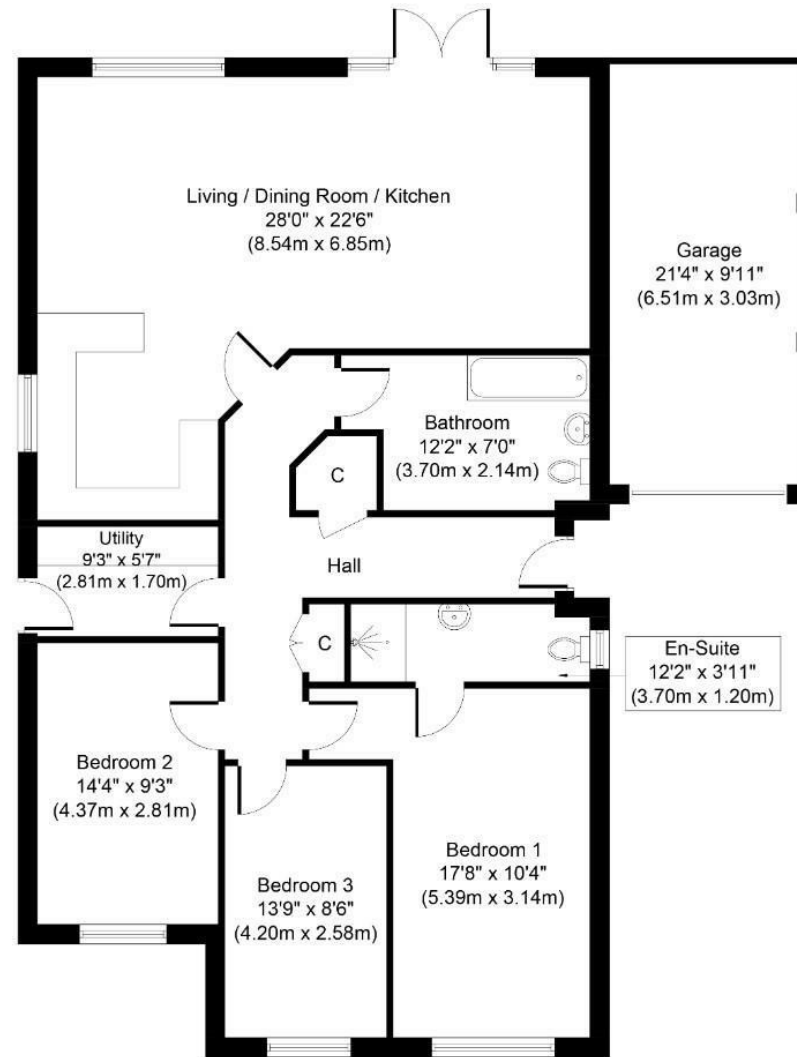
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





**Approximate Floor Area
(Including Garage)
1538 Sq. ft.
(142.9 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² A	100 kWh/m ² A	100 g/m ² A	100 g/m ² A
90 kWh/m ² B	90 kWh/m ² B	90 g/m ² B	90 g/m ² B
80 kWh/m ² C	80 kWh/m ² C	80 g/m ² C	80 g/m ² C
70 kWh/m ² D	70 kWh/m ² D	70 g/m ² D	70 g/m ² D
60 kWh/m ² E	60 kWh/m ² E	60 g/m ² E	60 g/m ² E
50 kWh/m ² F	50 kWh/m ² F	50 g/m ² F	50 g/m ² F
40 kWh/m ² G	40 kWh/m ² G	40 g/m ² G	40 g/m ² G
30 kWh/m ² H	30 kWh/m ² H	30 g/m ² H	30 g/m ² H
20 kWh/m ² I	20 kWh/m ² I	20 g/m ² I	20 g/m ² I
15 kWh/m ² J	15 kWh/m ² J	15 g/m ² J	15 g/m ² J
10 kWh/m ² K	10 kWh/m ² K	10 g/m ² K	10 g/m ² K
5 kWh/m ² L	5 kWh/m ² L	5 g/m ² L	5 g/m ² L
0 kWh/m ² N/A	0 kWh/m ² N/A	0 g/m ² N/A	0 g/m ² N/A

England & Wales 15/11/2020/REC

