

Park Rôw



Green Lane, Cutsyke, Castleford, WF10 5JL

Offers Over £300,000



LAST PROPERTY AVAILABLE ***NEW BUILD MODERN STONE BUILT DETACHED BUNGALOW* *ENERGY EFFICIENT WITH SOLAR POWER WITH BATTERY STORAGE AND AN AIR SOURCE HEAT PUMP**HIGH SPEED INTERNET AVAILABLE** Underfloor heating ** EV charging point**Predicted Energy Efficiency (EE) rating of 100 designated as "Very energy efficient – lower running costs"**Predicted Environmental Impact (EI) of 100 designated as "Very environmentally friendly – lower CO2 emissions.***

Situated in the popular town of Castleford this bungalow in a Prestigious Development briefly comprises; entrance hallway, open plan living/dining/kitchen, utility room, family bathroom, three bedrooms, en-suite to master. Outside there is a good-sized garden to the rear and side of the property. To the front, a block paved driveway gives access to the attached garage with EV charging point. The property benefits from a photo-voltaic (PV) system comprising solar panels with battery storage, powering the air source heat pump making it highly energy efficient. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON TO BOOK A VIEWING! WE OPEN UNTIL 5:30 PM MONDAY TO THURSDAY, 5.00 FRIDAYS, AND 4.00 SATURDAYS**



The Accommodation Comprises

Entrance

Composite entrance door with two double glazed frosted panels leading into:

Entrance Hallway

Access to the loft, ceiling downlighters and built-in storage cupboard. Doors leading off. Underfloor heating

Open Plan Living/Dining/Kitchen

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



With underfloor heating throughout.

Living and dining area with uPVC double glazed window to the rear elevation and uPVC double glazed double doors giving access to the rear garden. Ceiling downlighters, television point and telephone point.

The kitchen area has a fully tiled floor with a fitted kitchen in a light wood grain finish with matt black handles, square edge laminated work tops and matching upstands. Five ring inset ceramic, electric hob with glass splashback and glass and matt black electric extractor over with built-in downlighters and electric double oven. One and a half drainer sink with mixer tap. Integrated fridge, freezer, dishwasher and microwave.



Family Bathroom

9'0" x 6'4" (2.76 x 1.94m)



Fitted white suite comprising: bath with waterfall chrome

mixer taps over and integrated shower attachment. Close coupled w.c, Vanity wash hand basin with chrome waterfall mixer tap over and white high gloss storage cupboard beneath with chrome handles. Electric mirror over the basin and quadrant shower cubicle housing a mains shower with chrome fittings with fixed and floating shower head. Fully tiled walls and ceiling with matching ceramic tiles and ceiling downlighters.. Underfloor heating

Utility

9'2" x 5'6" (2.81m x 1.70m)



Full ceramic tiling to the floor with underfloor heating. Square edge laminated work tops, single drainer sink with chrome mixer taps over and plumbing for automatic washing machine and space for dryer. Base units in a light wood grain effect finish. Composite door with double glazed frosted panel gives access to the side. Electric extractor fan.

Bedroom One

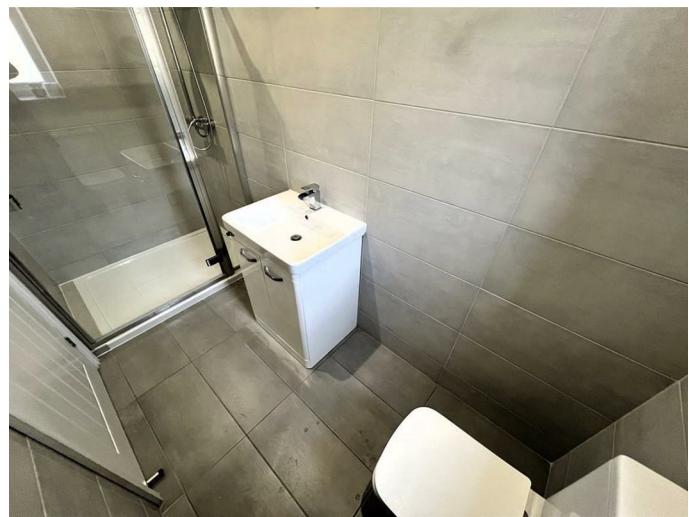
17'8" x 10'3" (5.39m x 3.14m)



UPVC double glazed window to the front elevation, ceiling downlighters, underfloor heating and door leading to:

En-Suite

12'1" x 3'11" (3.70m x 1.20m)



Having brand new fitted suite comprising: walk-in shower cubicle housing mains shower with chrome fittings with fixed and floating shower head and glass door with chrome fittings. Vanity wash hand basin with waterfall mixer tap, a heated mirror over and white high gloss storage beneath with chrome handles. Close coupled w.c, chrome heated towel rail and UPVC double glazed frosted window to the side elevation. Brushed steel ceiling downlighters, Fully tiled walls and floor with matching ceramic tiles, underfloor heating.

Bedroom Two

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



UPVC double glazed window to the front elevation and television point. Underfloor heating

Bedroom Three

13'9" x 8'5" (4.20m x 2.58m)



UPVC double glazed window to the front elevation. Underfloor heating

EXTERIOR

Front



A block paved driveway provides off street parking for three plus vehicles whilst giving access to the property and the attached garage. The Lawned area to the front is enclosed to the front and left-hand side with a combination of perimeter wall and fence. The Block paved pathway gives access to the side of the property and the rear garden.

Garage

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

Having up and over door with power and light connected and an EV charging point

Rear & Side

Fully enclosed with perimeter fence, mainly laid to lawn with a flagged patio area and pathway that leads to the extensive lawned area to the side.

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.

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.

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.

OPENING HOURS

CALLS ANSWERED :

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

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: B

Please note: The Tenure, Local Authority and 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

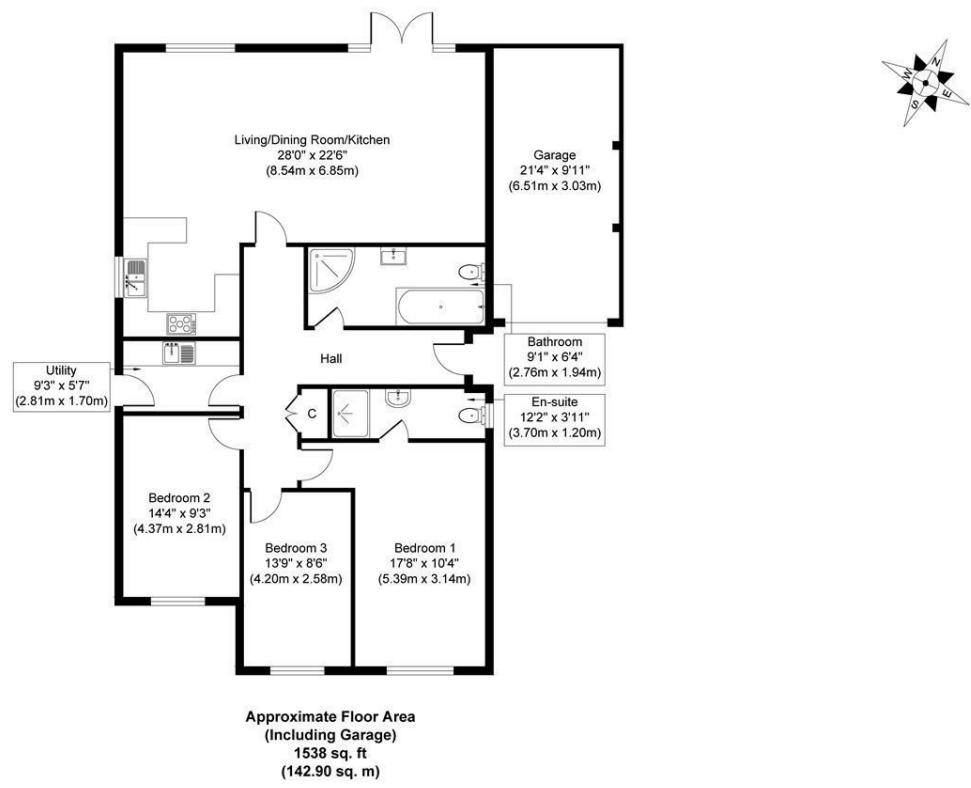
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

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.



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	
Colour	Interval
Very energy efficient - lower running costs (A plus)	100
(A)	100
(B)	95.40
(C)	90.40
(D)	85.40
(E)	80.40
(F)	75.40
(G)	70.40
Not energy efficient - higher running costs	
Colour	Interval
Very environmentally friendly - lower CO ₂ emissions (A plus)	100
(B)	95.40
(C)	90.40
(D)	85.40
(E)	80.40
(F)	75.40
(G)	70.40

Environmental Impact (CO ₂) Rating	
Colour	Interval
Very environmentally friendly - lower CO ₂ emissions (A plus)	100
(B)	95.40
(C)	90.40
(D)	85.40
(E)	80.40
(F)	75.40
(G)	70.40
Not environmentally friendly - higher CO ₂ emissions	
Colour	Interval
Very environmentally friendly - lower CO ₂ emissions (A plus)	100
(B)	95.40
(C)	90.40
(D)	85.40
(E)	80.40
(F)	75.40
(G)	70.40