



Buttercup Way, Castleford, WF10

£330,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

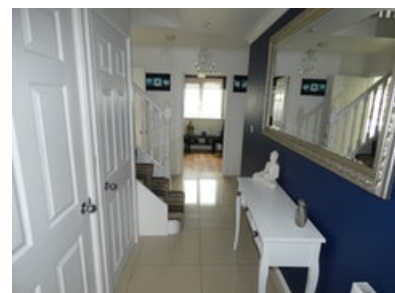
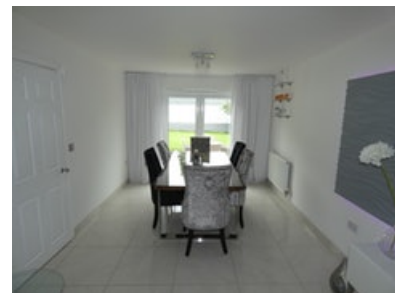
HouseSimple is pleased to present this property in Castleford.

Key features:

- Stunning Detached Family Home
- High End Kitchen & Sitting Room
- Sizeable Dual Aspect Lounge / Dining Room
- Two En Suites & Family Bathroom
- Landscaped Southerly Facing Garden
- End of Cul de Sac in Great Location
- 4 Double Bedrooms
- Bi-Folding Doors to Garden

Extra info:

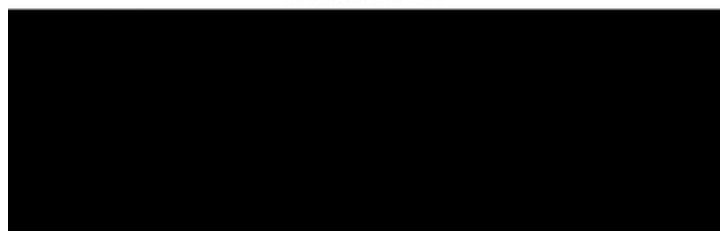
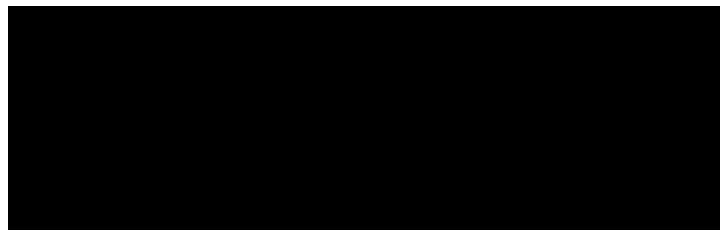
- **Property Age:** 14 years
- **Council Tax:** Band E (£2040.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



***** Guide Price of £330,000 to £340,000 *****

Situated in an elevated position at the end of a quiet cul de sac is this extremely well presented and spacious Detached Family Home. The property is on the outskirts of Castleford and has excellent access to a wide range of local amenities, leisure facilities and is less than three miles to the M62 and is therefore ideal for anyone wishing to commute to Leeds, Wakefield or Hull. The current owner has upgraded and extended to a very high standard and only via an internal inspection can this property be truly appreciated. There is an inviting entrance hall with a downstairs wc and storage cupboard, sizeable dual aspect lounge, a useful office and a superb high end kitchen / breakfast / sitting room. The kitchen has a breakfast bar, a wide range of integrated appliances and storage and is open plan into a generous sitting / dining room with bi fold doors opening into the garden. The entire ground floor is fully tiled with polished porcelain quality tiling. The first floor has four double bedrooms with the master having dressing room and en suite shower room. The guest bedroom has another en suite and there is a pleasant family bathroom. The front of the property has an open plan garden with double drive leading to the garage. The rear south facing garden is very private and enclosed with a fence with a large lawned area and a fabulous sitting / patio area. A truly lovely home in a great location that would be ideal for any discerning family.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

17, Buttercup Way, CASTLEFORD, WF10 5DP

Dwelling type: Detached house	Reference number: 0761-2857-7734-9301-9941
Date of assessment: 03 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 July 2019	Total floor area: 164 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,445
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 297 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 84 over 3 years</p> </div>
Heating	£ 1,797 over 3 years	£ 1,809 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,445	£ 2,361	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #70ad47; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #c4e000; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc000; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ff6600; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff3300; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #cc0000; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">79</td></tr> </table>	Current	79	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">86</td></tr> </table>	Potential	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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(1-20) G														
Current														
79														
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Top actions you can take to save money and make your home more efficient

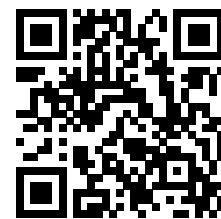
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 906

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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