



## Brigantia View, Castleford

Very popular location | Still within 'new build' warranty period | Rural and riverside walks nearby | Plenty of parking | Large Southeast facing garden | Storage shed and outhouse included | EV Charging Point | Luxury Modern Home

3 Bed Townhouse | Asking Price: **£219,950**

Rosedale  
& Jones 



# Brigantia View, Castleford

## SHORT SUMMARY

NO CHAIN. A well presented modern family home which boasts three large bedrooms an open plan design to the ground floor, a large garden and plenty of parking. All within a very popular residential development with exceptional rural and riverside walks. URN: #LCLG

## KEY FEATURES

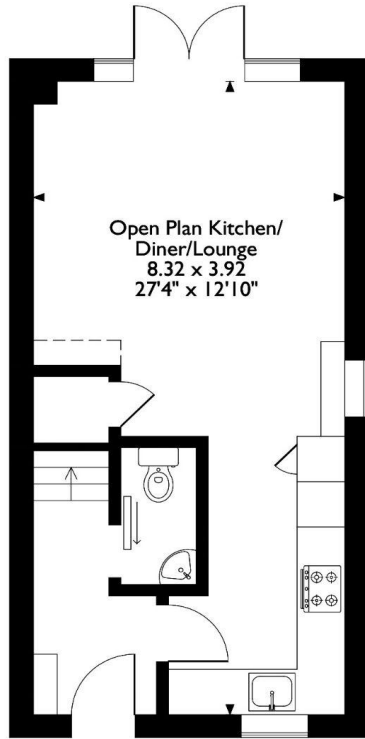
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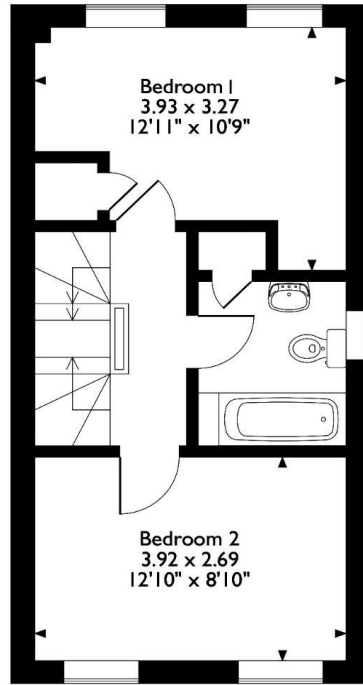




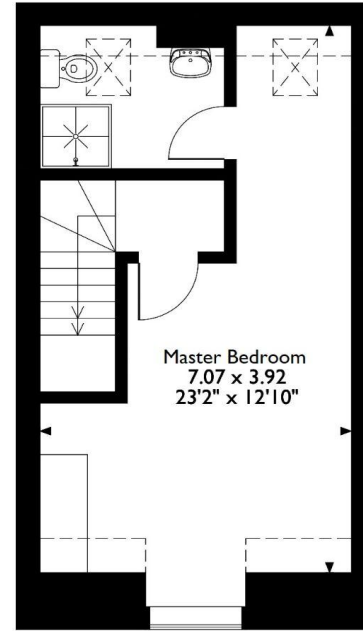
Brigantia View, Castleford, West Yorkshire  
 Approximate Gross Internal Area  
 92 Sq M/990 Sq Ft



Ground Floor



First Floor



Second Floor

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

Office: 01924 792796



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