

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



Castleford Road

, Normanton, WF6 1QY

£895 (From) Per Month



Council Tax: A

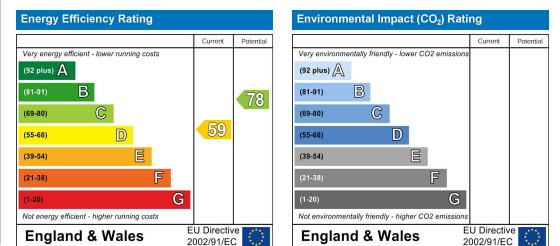
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- COUNCIL TAX BAND A
- DEPOSIT £1032
- EPC RATING D
- 2 RECEPTION ROOMS
- MODERN BATHROOM SUITE
- LARGER THAN AVERAGE SINGLE DETACHED GARAGE
- ENCLOSED REAR COURTYARD
- STYLISH DECOR THROUGHOUT
- GOOD SIZED BEDROOMS
- VIEWING ESSENTIAL



HUNTERS are proud to introduce to the lettings market this recently renovated yet traditional mid terraced property situated in a GREAT LOCATION close to amenities, motorway networks, public transport links with easy access to Normanton, Castleford and Wakefield town centres.

To the ground floor the property briefly comprises; entrance hallway, lounge/sitting room with feature bay window and fireplace, further reception room which would make a lovely dining room or space for those wishing to work from home and fitted kitchen with a range of wood effect base and wall units, complimentary large black tiles and modern worktops and flooring. Downstairs also benefits from a useable cellar providing further storage.

Upstairs are 2 good sized bedrooms and the recently renovated house bathroom with 4 piece suite including bath, separate shower cubicle, basin, wc and lots of storage!

To the front of the property is a pleasant low maintenance walled buffer garden and to the rear is an enclosed courtyard perfect for enjoying summer evenings and a larger than average single garage with power and light, up and over electric door ideal for parking or using as a workshop.

Viewing is essential to appreciate the property on offer!

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.

6 Bank Street, Castleford, WF10 1HZ

Tel: 01977604600 Email: [castlefordlettings@hunters.com](mailto:castlefordlettings@hunters.com) <https://www.hunters.com>