

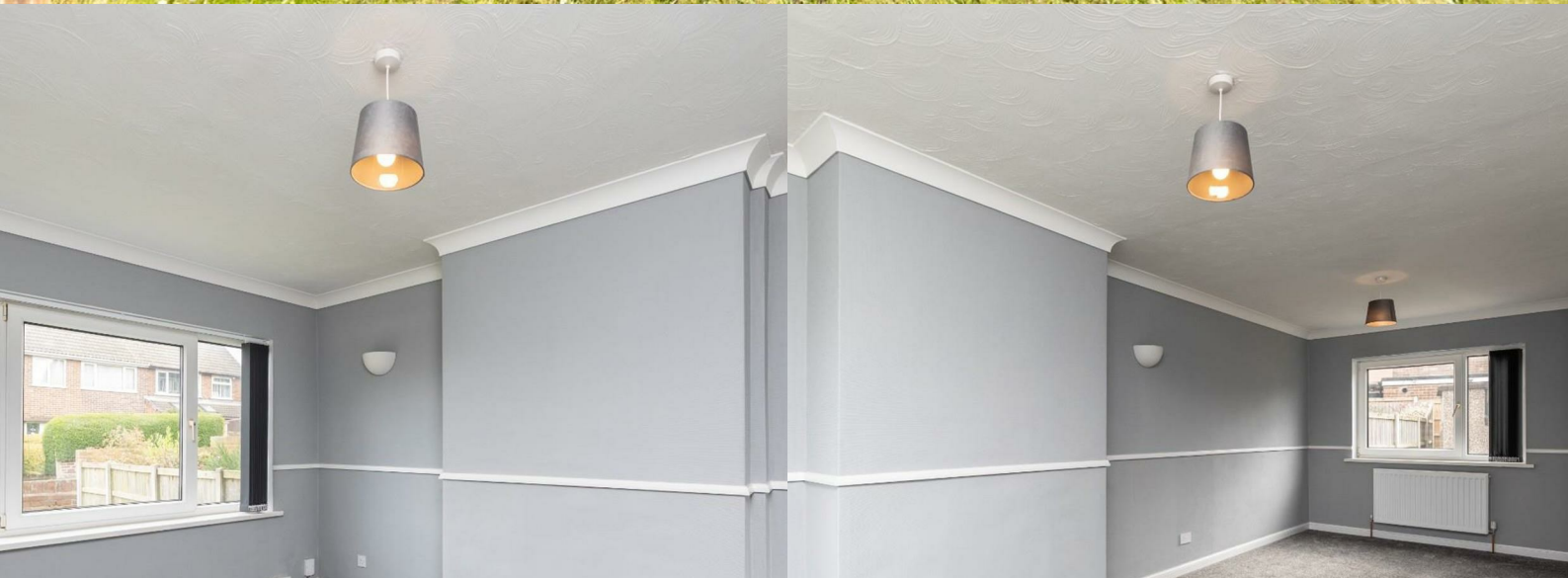
HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



Springfield Avenue

, Pontefract, WF8 2EB

£875



Council Tax: B

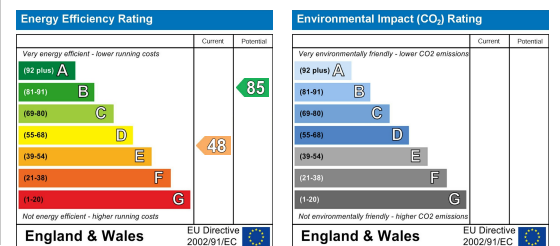
Floor Plan



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.

- 3 BEDROOMS
- LARGE LOUNGE
- DEPOSIT £1,009
- COUNCIL TAX BAND B
- SPACIOUS GARDEN
- MODERNISED KITCHEN
- GARAGE
- EPC RATING B
- S T Y L I S H D E C O R T H O U G H O U T
- MODERN BATHROOM SUITE



HUNTERS are proud to introduce to the lettings market this modern 3 bedroom house sat in a generous corner plot! Located in the popular town of Pontefract this property boasts excellent transport links, amenities and schools close by and modern decor and flooring throughout.

To the ground floor the property briefly comprises; entrance hallway, fitted kitchen with a range of white high gloss base and wall units, complimentary black tiles and worktops. with black tiles and white glossy cabinets. Downstairs also benefits from a spacious dual aspect lounge diner, providing plenty of space for sofas and a 6 seater family dining table.

Upstairs are 3 good sized bedrooms, 1 with built in wardrobes creating lots of space for clothes and extra storage and a modern bathroom with 3 piece suite, complimentary tiles and flooring.

Gardens surround the front side and rear of the property and provides the perfect space for enjoying the summer evenings! To the rear is a driveway and detached garage.

Viewing is essential call our lettings team today!

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.