

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Call us today on:  
01977 604600

HUNTERS<sup>®</sup>



Castleford Road  
, Normanton, WF6 1RQ  
£875 Per Month

 3  2  1  B

Council Tax: B

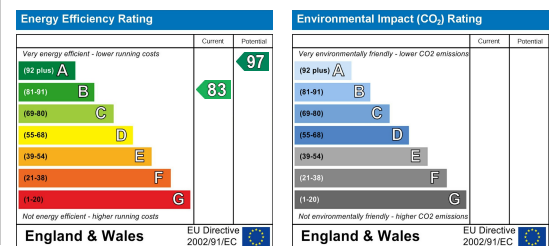
## Floor Plan



## 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.

- IDEAL FOR LONG TERM LET
- SPACIOUS LOUNGE
- LARGE KITCHEN
- 3 GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- MODERN DECOR
- DEPOSIT £1009
- EPC Rating B
- Council Tax Band B

Welcome to this property located on Castleford Road in the town of Normanton!

The ground floor briefly comprises; spacious lounge that has patio doors opening up to a large garden, a modernised kitchen with ample space and storage as well as room for a dining table and downstairs wc.

Upstairs there are 3 good sized bedrooms and a bathroom with 3 piece suite, shower over bath and complimentary tiling and flooring.

This property is in an IDEAL LOCATION as it is close to local amenities, motorway networks and public transport links.

Call us today to arrange your viewing!



## 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>