

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

SALES & LETTINGS



Cyprus Terrace

, Leeds, LS25 1AP

£1,100 Per Calendar Month



Council Tax: B

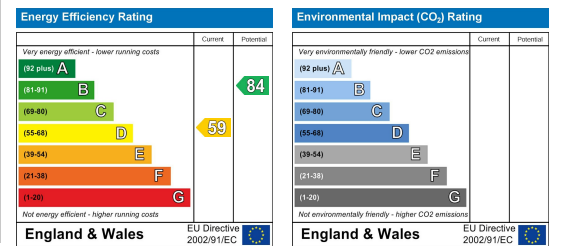
## Floor Plan



## 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.

- MODERN BATHROOM AND KITCHEN
- 3 BEDROOMS
- FULLY MODERNISED
- CLOSE TO LOCAL SCHOOLS
- DEPOSIT £1,269
- PETS CONSIDERED
- OFF STREET PARKING
- COUNCIL TAX BAND B
- EXCELLENT LOCATION
- EPC RATING D

PETS CONSIDERED – 3 BEDROOMS – MODERN KITCHEN – MODERN BATHROOM – EXCELLENT ACCESS LOCAL SCHOOLS / COMMUTER LINKS!

Hunters are delighted to offer to the rental market this superbly presented, and recently modernised property located in this ever popular location within easy reach of commuter links, town and local schools. The accommodation comprises: living room, dining kitchen, landing, two spacious bedrooms, modern bathroom, loft room and to the outside offer a yard to the front and rear with off street parking and garage. The key features include 3 BEDROOMS, MODERN BATHROOM, MODERN KITCHEN and FRESH CARPETS/DECOR. The property will be ideal for a longer term let, is available to let now and pets will be considered at an additional rent of £35.00.

To view this property, call our lettings team today on 01977604600.

This property is available with a Deposit Alternative which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent +VAT to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage.

Hunters endeavour to ensure property particulars are fair and accurate however the applicant should always

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>



## MATERIAL INFORMATION

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