

HUNTERS[®]

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HUNTERS

SALES & LETTINGS



Smawthorne Grove

, Castleford, WF10 5AS

£795



Council Tax: A

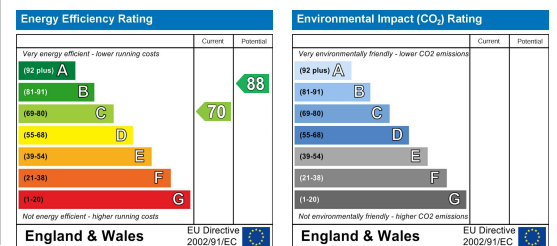
Floor Plan



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.

- EPC RATING C
- COUNCIL TAX BAND A
- CLOSE TO TOWN CENTER
- REAR YARD
- NEW CARPETS
- A RATED GAS CENTRAL HEATING SYSTEM
- PETS CONSIDERED £25
- DEPOSIT: £923
- EXTRA PCM

TWO BEDROOMS - PETS CONSIDERED - SPACIOUS THROUGHOUT - CLOSE TO LOCAL AMENITIES

This two bedroomed property briefly comprises of, lounge, kitchen/diner downstairs, and to the first floor is two bedrooms and a family bathroom. The kitchen/diner has had a recent uplift with units to wall and base level, new integrated oven, hob, sink and work surfaces with tiled splash back. The lounge has a newly fitted electric fire with marble hearth and surround, excellent for those colder winter months. The house bathroom consists of pedestal wash hand basin, bath with shower over and W.C with part tiling throughout. Externally, to the rear of the property is a low maintenance rear yard, with two lockable out buildings handy for further storage.

To view this property call our lettings team today 01977 604600.



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.

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