

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



Chambers Close

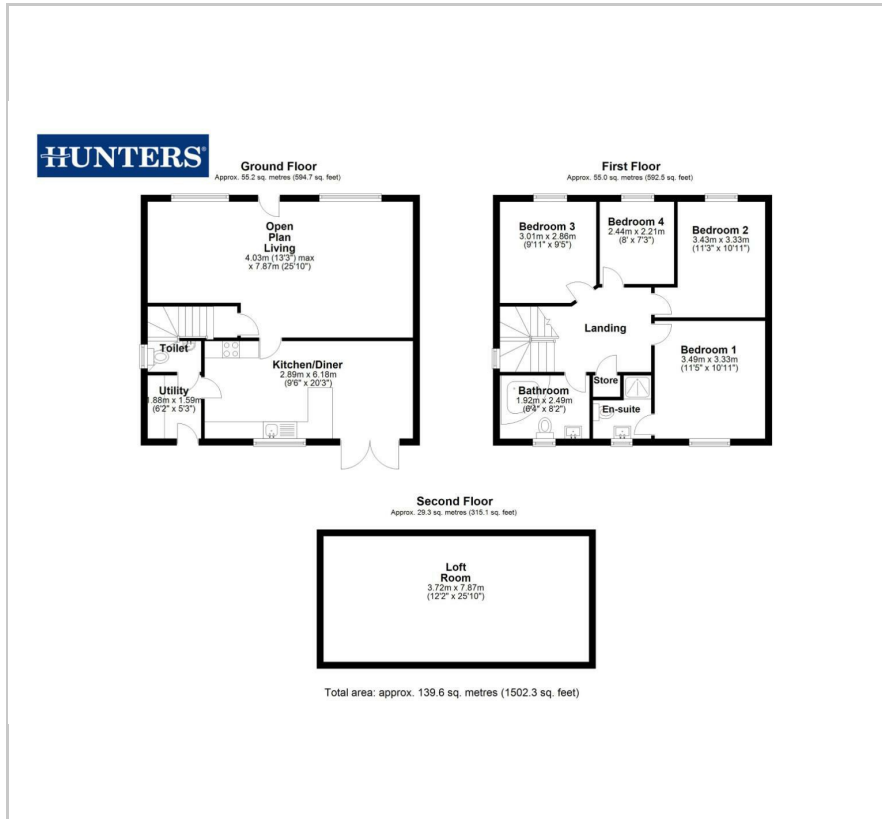
, Castleford, WF10 5YE

£1,575



Council Tax: D

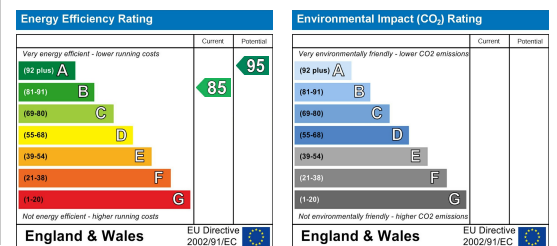
## Floor Plan



## Area Map



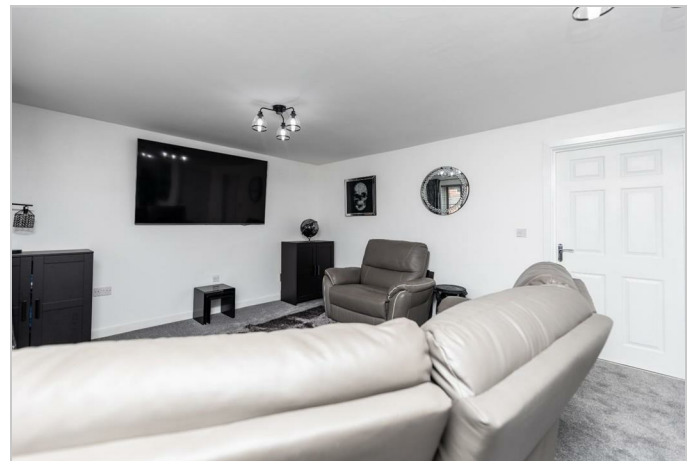
## Energy Efficiency Graph



## 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 B
- EXTENDED GARAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C
- LOTS OF PARKING
- COUNCIL TAX BAND D
- DEPOSIT: £1,817
- UTILITY ROOM
- EN-SUITE
- 4 BEDROOMS



New to the rental market, is this very SPACIOUS EXECUTIVE MODERN DETACHED family home situated on a new build development. This property is ideal for growing families.

The property briefly comprises of; entrance/hallway, spacious open plan lounge/family room, kitchen/diner, utility room and downstairs W.C to the ground floor. The first-floor accommodation consists of landing/hallway, four bedrooms, with en-suite to the master and the family bathroom.

The modern kitchen/diner includes contemporary units to wall and base level, double sink, integrated hob, oven and extractor fan, and space for dining for 6, perfect for family entertaining. The kitchen/diner is also complimented with porcelain floor tiles. The double fronted lounge/family room makes a great room for the growing family to relax in. The family bathroom has the added benefit of a recently fitted large jacuzzi bath and the loft has been boarded to allow lots of storage space.

The outside of the property benefits from extended garage for further storage, ample parking, and private enclosed low maintenance rear garden with summer house.

Please give our office a call on 01977 604600 to arrange a 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.

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