

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



The Paddock

, Castleford, WF10 3JQ

£1,300 Per Month



Council Tax: C

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Target		83

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Target		66

Please contact our Hunters Castleford Lettings Office
on 01977604600 if you wish to arrange a viewing appointment
for this property or require further information.

- RENOVATED TO AN EXCEPTIONAL STANDARD
- SPACIOUS MODERN LIVING
- HIGH SPECIFICATION KITCHEN AND APPLIANCES
- SIDE & REAR GARDEN
- EPC RATING D
- PETS CONSIDERED
- 3 BEDROOMS
- DETACHED GARAGE WITH DRIVEWAY
- COUNCIL TAX BAND C
- DEPOSIT = £1500



Viewing is essential to appreciate the space and style of property on offer

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.