# HUNTERS®

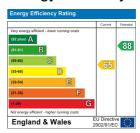
HERE TO GET you THERE



## 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.

- 2 Bedrooms
- Enclosed rear yard
- Council Tax Band A
- EPC rating D
- Popular location

- Modern Kitchen
- Deposit £865
- Excellent Access To Local Amenities
- Ideal Long Term Let
- Pets considered

2 BEDROOMS - MID TERRACE - ENCLOSED REAR YARD - MODERN KITCHEN - POPULAR LOCATION - PETS CONSIDERED - EXCELLENT TRANSPORT LINKS - FRESHLY DECORATED THROUGH

HUNTERS are pleased to offer to let this well presented two bedroom terrace. To the first floor, this property briefly comprises of a spacious living room, modern dining kitchen and back door leading to enclosed rear yard.

To the upstairs, the property offers a large double bedroom, additional bedroom and family bathroom.

Pets are considered at this property.

The location offers excellent access to the town centre, local amenities, local schools, motorway links and transport links.

To view this property call our lettings team today 01977604600.



#### **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.