

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

SALES & LETTINGS



Birch Grove

, Castleford, WF10 3PH

£995 Per Month



Council Tax: B

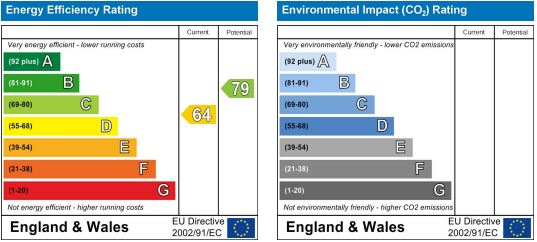
Floor Plan



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.

- POPULAR LOCATION
- MODERN THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- PETS CONSIDERED
- TAX BAND B
- LARGE GARDENS
- 3 BEDROOMS
- CLOSE TO LOCAL AMENITIES
- EPC D
- DEPOSIT £1148



Hunters are pleased to offer to let this well presented family home located on this sought after street within Townville. This fabulous property features a modern kitchen, bathroom and is located on a large with enclosed rear garden.

The property is entered into a spacious hallway with staircase to the first floor. The living room offers a large bay window to the front, archway to the dining area which in turn has access via sliding patio doors to the conservatory. The conservatory offers private views over the rear garden. The modern kitchen offers a quality range of cream gloss units to wall and base level with laminate work surface. The first floor comprises three bedrooms and a very modern family bathroom. To the outside the property offers gardens to the front and rear with driveway for several vehicles.

The location offers excellent access to local schools, commuter links and access to local amenities.

Agent Notes - Hunters endeavour to ensure sales particulars are fair and accurate however they are only an approximate guide and accordingly if there is any point which is of specific importance, please contact our office and we will check the specific arrangements for you, this is important especially if you are travelling

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.