

HUNTERS®

HERE TO GET *you* THERE



Main Street

Carlton, Wakefield, WF3 3RW

£895 Per Month



Council Tax: A

A map showing the location of Swithens Farm. The farm is marked with an orange pin and labeled 'Swithens Farm'. It is situated near the A654 road, which runs horizontally across the map. To the west of the farm is the village of Robin Hood, and to the east is Springhe Park. The B6135 road runs vertically to the south of the farm, and the M62 motorway is visible at the bottom. The map is credited to Google and shows map data from 2025.

Energy Efficiency Rating

Rating	Current	Pastoral
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		
2010/2011	72	81

England & Wales EU Directive 2010/2011 EPC

Environmental Impact (CO₂) Rating

Rating	Current	Pastoral
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		
2010/2011	6	7

England & Wales EU Directive 2010/2011 EPC

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
- POPULAR LOCATION
- EXCELLENT TRANSPORT LINKS
- EPC RATING: C
- RECENTLY DECORATED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND: A
- DEPOSIT: £1032



RECENT REFURBED THROUGHOUT - 2 BEDROOMS - POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES - EXCELLENT TRANSPORT LINKS -
MODERN THROUGHOUT

Hunters are pleased to bring to market this well presented, modernised 2 bed terraced property, close to local amenities and schools.

The property briefly comprises to ground floor; spacious lounge area, modern kitchen with a range of modern base and wall units. The backdoor provides access to the rear courtyard.

To the first floor is a double bedroom and further additional bedroom. The property also offers a new bathroom suite.

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

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.