

HUNTERS[®]

HERE TO GET *you* THERE



Sunnybank

Micklefield, Leeds, LS25 4DQ

£1,250 Per Month

4 2 1 E

Council Tax: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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			
EU Directive 2002/91/EC		45	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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			
EU Directive 2002/91/EC		84	84

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

- MODERN BATHROOMS AND DINING KITCHEN
- 4 BEDROOMS
- FULLY MODERNISED
- CLOSE TO LOCAL SCHOOLS
- DEPOSIT £1.442
- PETS CONSIDERED
- OFF STREET PARKING & GARAGE
- COUNCIL TAX BAND A
- EXCELLENT LOCATION
- EPC RATING E

PETS CONSIDERED – 4 BEDROOMS – MODERN KITCHEN – 2 MODERN BATHROOMS – EXCELLENT ACCESS TO LOCAL SCHOOLS / COMMUTER LINKS - DETACHED GARAGE AND GARDENS!

Hunters are delighted to offer to the rental market this superbly presented, and recently modernised property located in this ever popular location within easy reach of commuter links, town and local schools.

The accommodation comprises:

To the ground floor is the living room, and spacious, modern dining kitchen

To the first floor can be found two spacious bedrooms and the large modern bathroom suite with overhead shower.

Up to the second floor are 2 further bedrooms that both enjoy direct access to the brand new Jack and Jill style bathroom suite.

Outside to the rear is the newly laid lawned garden with views over the fields behind. To the front is a larger than average garage and off street parking for 2+ Cars - the garage is still to be completed but will be fully finished in the next 3-4 weeks.

The property will be ideal for a longer term let, is available to let now and pets will be considered.

To view this property, call our lettings team today on 01977604600.



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.

6 Bank Street, Castleford, WF10 1HZ

Tel: 01977604600 Email: castlefordlettings@hunters.com <https://www.hunters.com>