

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Mill Lane**

South Kirkby, Pontefract, WF9 3EZ

£695 Per Calendar Month



Council Tax: A



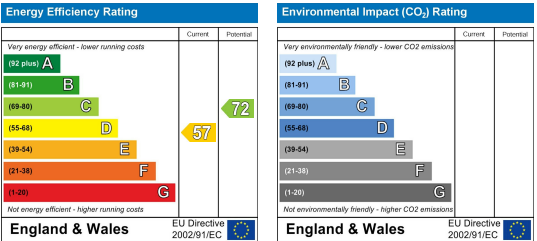
Floor Plan



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.

- PETS WELCOME
- DECORATE TO YOUR TASTE
- VERY SPACIOUS
- 2 RECEPTION ROOMS
- IDEAL LONG TERM LET
- AVAILABLE NOW
- ON STREET PARKING
- EPC RATING = D
- DEPOSIT £801 OR DEPOSIT REPLACEMENT SCHEME AVAILABLE
- COUNCIL TAX RATING A



PETS WELCOME - DECORATE TO YOUR OWN TASTES - VERY SPACIOUS - 2 RECEPTION ROOMS - IDEAL LONG TERM LET - AVAILABLE NOW

Hunters are pleased to offer to let this very spacious two bedroom property which is available now and offers the incoming tenant the opportunity to decorate to their own tastes and put their own stamp on their home. The property comprises, entrance hallway, front living room, rear living room, breakfast kitchen, landing, two double bedrooms and a walk in wardrobe. The rear has a small yard and the front has a buffer garden. Pets are considered for this property.

To view this property, call our lettings team today!

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.