

# HUNTERS®

HERE TO GET *you* THERE



Denwell Terrace

, Pontefract, WF8 1HT

£850



Council Tax: A



A map of the Pontefract area in West Yorkshire. The M62 motorway is shown at the top left. Roads include Park Rd, Monkhill Ln, Ferrybridge Rd, Bondgate, Park Ln, and Wakefield Rd. The location of Pontefract Racecourse is marked with an orange pin. The town of Pontefract is labeled. The Google logo is in the bottom left, and 'GROVE TCMap data ©2025' is in the bottom right.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current Potential

70 81

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

EU Directive 2010/31/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current Potential

B2 plus) A  
(B1-B3) B  
(B3-B4) C  
(C1-C2) D  
(D1-D2) E  
(E1-E2) F  
(F1-F2) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2010/31/EC

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

- NEWLY DECORATED
- LARGE DRIVE WITH GARAGE
- 2 BEDROOMS
- AMAZING LOCATION
- DEPOSIT: £980
- NEW FLOORING THROUGHOUT
- ENCLOSED FRONT AND LARGE REAR GARDEN
- DOWNSTAIRS WC
- EPC: C
- COUNCIL TAX BAND: A

NEWLY DECORATED - NEW FLOORING THROUGHOUT - LARGE REAR GARDEN - WALKING DISTANCE FROM PONTEFRAC TOWN - EXCELLENT TRANSPORT LINKS - GARAGE WITH 2 CAR DRIVEWAY TO REAR - DOWNSTAIRS W/C - PETS CONSIDERED

HUNTERS are pleased to offer to let this well presented 2-bedroom terraced house situated on the quiet street Denwell Terrace. Within easy walking distance of Pontefract town. The property briefly comprises: Lounge, kitchen, downstairs WC, 2 bedrooms, family bathroom. This property offers and enclosed rear yard with a further large garden to rear. Drive in front of the garage offering ample off street parking space. The property will make an ideal long term let if required and pets are considered at an additional £25pcm.

To view this property, call our lettings team today!

HUNTERS endeavour to ensure property particulars are fair and accurate however the applicant should always verify their accuracy before proceeding to rent the property. Please do not assume that any items are included with the letting or any maintenance will be completed unless confirmed in writing by the agent. Any measurements or floorplans given are approximate and issued as a guide only. Viewing representatives are not authorised to make representations on any aspect of the property or its contents. Our lettings team will be happy to clarify any details for you.!



**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.