

# HUNTERS®

HERE TO GET *you* THERE



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Mill Gate

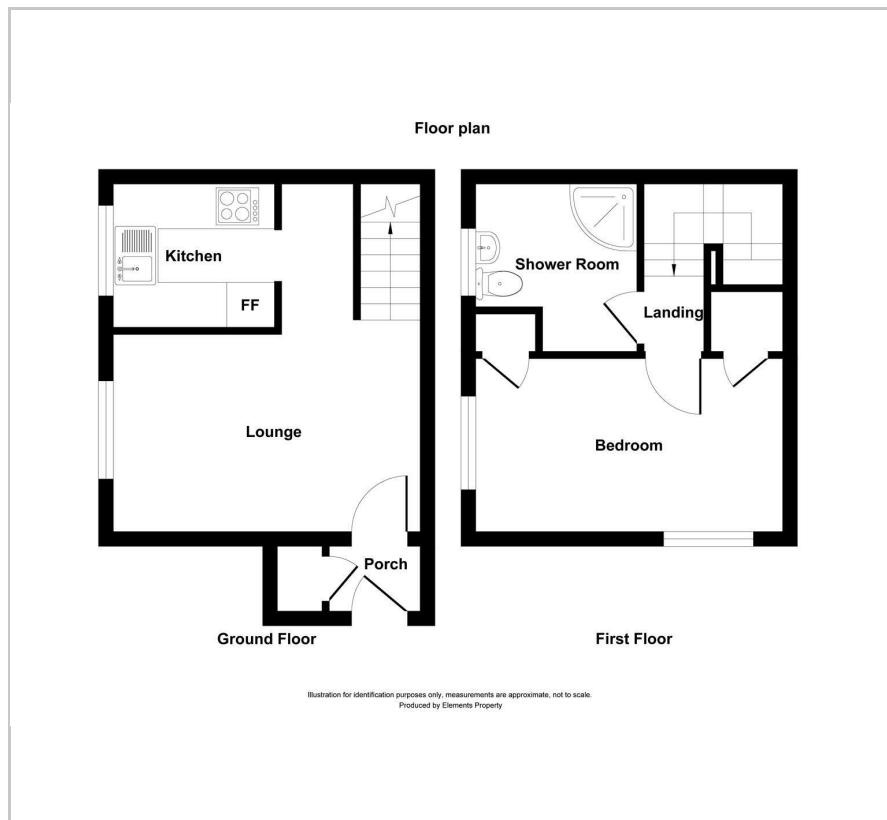
Ackworth, Pontefract, WF7 7PH

£695 Per Month



Council Tax: A

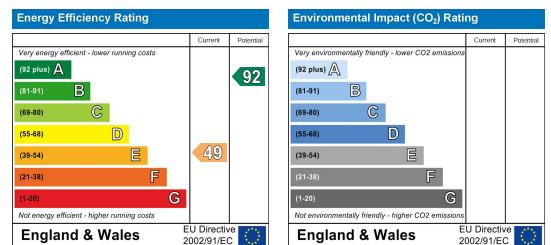
## Floor Plan



## 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.

- 1 BEDROOM HOUSE
- MODERNISED THROUGHOUT
- IDEAL LONG TERM LET
- GARDEN
- ALLOCATED PARKING
- NEW KITCHEN
- NEW BATHROOM
- DEPOSIT: £801
- EPC RATING: E
- COUNCIL TAX BAND: A



1 BEDROOM HOUSE - SOUGHT AFTER LOCATION - MODERNISED THROUGHOUT - PARKING SPACE - NEW KITCHEN - NEW BATHROOM - NEW CARPETS

Hunters are pleased to offer to let this modernised one bedroom house located in the popular village of Ackworth. The property offers a new kitchen, new carpeting throughout, new bathroom, fresh decor throughout, walk in wardrobe, additional store, upvc double glazing and newly fitted electric heating.

The property is accessed through a useful porch with additional store, living room with open access to the kitchen, understairs cupboard, staircase leading to the landing which in turn offers access to a double bedroom and bathroom with w.c, shower and basin. The outside offers a garden to the front which is laid to lawn and allocated parking to the rear.

The property is an ideal longer term let and is available now.

## 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.