

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

SALES & LETTINGS



Leatham Park Road

, Pontefract, WF7 5DP

£795 Per Calendar Month



Council Tax: A

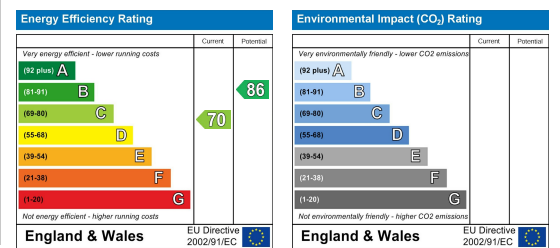
## Floor Plan



## 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.

- 2 DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS
- AMPLE PARKING NEXT TO PROPERTY
- EASY ACCESS TOWN
- DEPOSIT £917.00
- STUNNING KITCHEN
- GARDENS FRONT & REAR
- EASY ACCESS SCHOOLS
- COUNCIL TAX BAND A
- EPC RATING C

Hunters are pleased to offer to let this spacious two double bedroom home, the property is located in a popular position with easy access to LOCAL SCHOOLS, town and amenities and briefly consists of a breakfast kitchen, living room, two double bedrooms, modern family bathroom with bath and shower, ample parking next to the property and gardens to both front and rear. The property will make an ideal long term let if required.

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



## 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.