

# HUNTERS®

HERE TO GET *you* THERE



## Purston Park Hall, Ackworth Road

Featherstone, Pontefract, WF7 5LU

Guide Price £60,000



\*\*GUIDE PRICE £60,000-£70,000\*\*

HUNTERS are proud to present to the market this modern one bedroom apartment, set in a beautiful location within the grounds of Purston Park. This apartment is located on the first floor and has amazing views over the park. Briefly comprising; hallway with space to store shoes and coats, a spacious open plan kitchen/living/diner with feature sash windows, double bedroom and modern bathroom with 3 piece suite and complimentary tiling.

Call us today to arrange your viewing!!



## Material Information - Castleford

Tenure Type; Leasehold

Leasehold Years remaining on lease; 109 years

Leasehold Annual Service Charge Amount £1,600PA

Leasehold Ground Rent Amount: £327PA

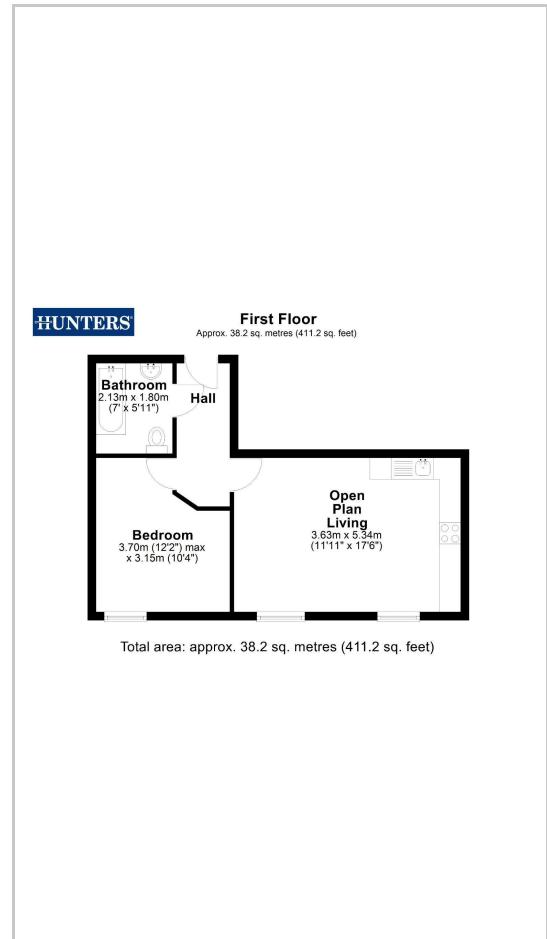
EPC Rating: D

Council Tax Banding; A

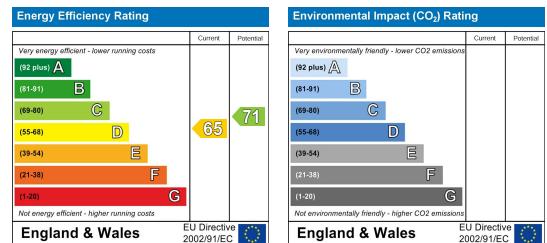
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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