

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## HUNTERS<sup>®</sup>

SALES & LETTINGS



**Rock Hill**

, Castleford, WF10 4RE

£750 Per Month



Council Tax: A

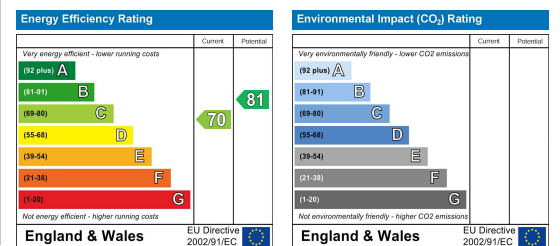
## Floor Plan



## 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.

- 2 BEDROOMS
- POPULAR LOCATION
- OFF STREET PARKING TO THE FRONT AND REAR
- LARGE GARDENS
- EXCELLENT TRANSPORT LINKS
- PETS CONSIDERED
- COUNCIL TAX BAND: A
- EPC RATING: C
- DEPOSIT: £865

2 BEDROOM - OFF STREET PARKING - LARGE GARDENS - POPULAR LOCATION - EXCELLENT TRANSPORT LINKS - PETS CONSIDERED

Hunters are pleased to bring to the market this well presented 2 bedroom terraced property, close to local amenities and the town centre.

The property briefly comprises to the ground floor; spacious kitchen with wooden worktop, lounge area with a feature fireplace.

To the first floor, the property offers a double bedroom and a further bedroom. It also offers a modern bathroom suite.

To the rear of the property it offers large garden space including off street parking to both the front and the rear of the property.

To view this property, call our lettings team today 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.

6 Bank Street, Castleford, WF10 1HZ  
Tel: 01977604600 Email: [castlefordlettings@hunters.com](mailto:castlefordlettings@hunters.com) <https://www.hunters.com>