

# HUNTERS®

HERE TO GET *you* THERE



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Orchard Head Lane  
, Pontefract, WF8 2NJ  
£795 Per Calendar Month

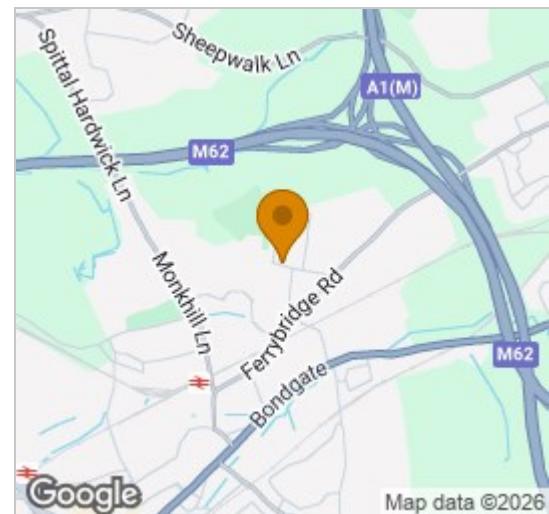
2 1 1 D

Council Tax: A

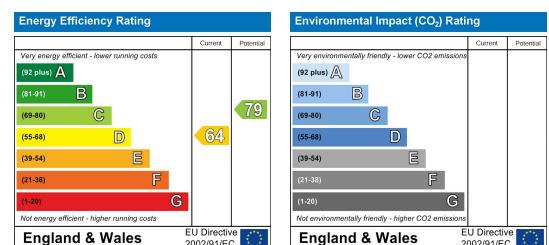
## Floor Plan



## 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
- IDEAL FOR LONG TERM LET
- LARGE GARDENS
- PETS CONSIDERED
- OFF STREET PARKING
- EASY ACCESS AMENITIES
- POPULAR LOCATION
- COUNCIL TAX BAND: A
- EPC RATING: D
- DEPOSIT: 917



## 2 BEDROOM SEMI DETACHED - LARGE GARDENS - AVAILABLE NOW - PETS CONSIDERED - LONG TERM

Hunters are pleased to offer to let two bedroom semi detached house located in this popular location.

The property comprises entrance hall, living room, dining kitchen, utility, staircase, landing, two double bedrooms and a family bathroom.

The outside offers a garden to the front which is laid to lawn and large lawn garden to the rear with a useful car port. 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.