

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Smawthorne Grove

, Castleford, WF10 5AS

£850 Per Month



Council Tax: A

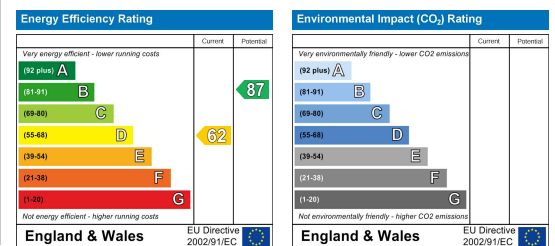
## Floor Plan



## 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.

- EPC: D
- DEPOSIT: £980
- SPACIOUS THROUGHOUT
- KITCHEN DINER WITH ISLAND
- POPULAR LOCATION
- COUNCIL TAX BAND A
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

TWO BEDROOMS - SPACIOUS THROUGHOUT - POPULAR LOCATION - EXCELLENT TRANSPORT LINKS - CLOSE TO LOCAL AMENITIES - OFF STREET PARKING

This two bedroomed property briefly comprises of, lounge, kitchen/diner downstairs, and to the first floor is two bedrooms and a family bathroom. The kitchen/diner offers ample space featuring a range of modern units for storage and island to the middle.

The living room is entered from the front door and has plenty of space. The family bathroom features a bath and separate shower cubicle.

Externally, to the rear of the property is a low maintenance rear yard, with off street parking available.

To view this property call our lettings team today!

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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## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**