

HUNTERS[®]

HERE TO GET *you* THERE



Champion Avenue

, Castleford, WF10 4TE

£1,200 Per Month



Council Tax: D

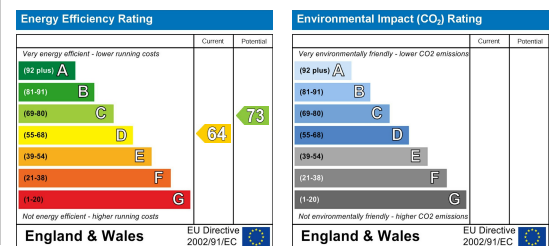
Floor Plan



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.

- 3 Double Bedrooms
- Modern Throughout
- Enclosed Rear Garden
- Integral Garage
- Council Tax Band D
- Master Bedroom with En-suite and built in wardrobes
- Newly Fitted Shower Room
- Detached
- EPC Rating D
- Deposit £1384

3 SPACIOUS BEDROOMS - INTEGRAL GARAGE - OFF STREET PARKING - EXCELLENT TRANSPORT LINKS - CLOSE TO LOCAL AMENITIES - ENCLOSED REAR GARDEN - MODERN THROUGHOUT - SPACIOUS KITCHEN DINER - BRAND NEW SHOWER ROOM

Hunters are proud to introduce to the letting market this superbly presented 3 bedroom detached house situated in this sought after development in Castleford. The location of this perfect family home is great for motorway links, public transport routes and a stones throw from the ever popular Xscape and J32 shopping centre. The property is modern throughout and in immaculate condition.

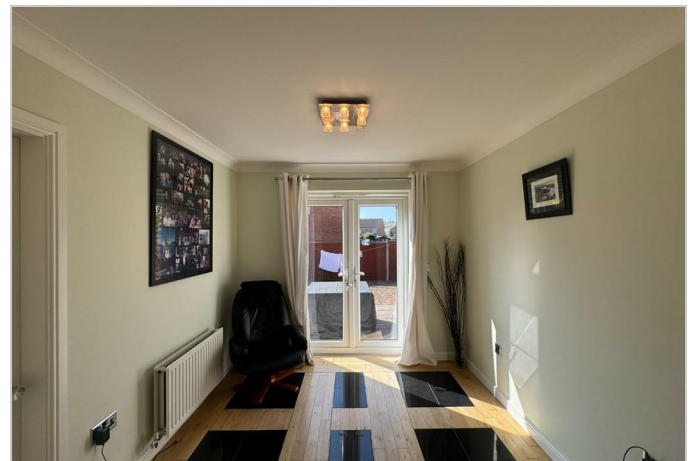
The property briefly comprises to the ground floor; entrance hallway and downstairs w/c. The living room and dining room are connected by bi fold doors so can be opened up or utilised as two completely separate rooms. The dining room has French doors opening out onto the newly laid Indian stone patio and enclosed rear garden. The spacious kitchen diner with a range of modern base and wall units has its own side entrance and leads through to a very handy office space which in turn leads into the integral garage which is equipped with a utility section.

To the first floor are three good sized bedrooms all of which have fitted wardrobes. The very spacious master bedroom benefits from a spacious 3-piece modern en-suite. The newly installed house shower room is a very high specification and stylish suite with large walk in shower, led mirror and floor to ceiling tiling.

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 <https://www.hunters.com>



MATERIAL INFORMATION

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