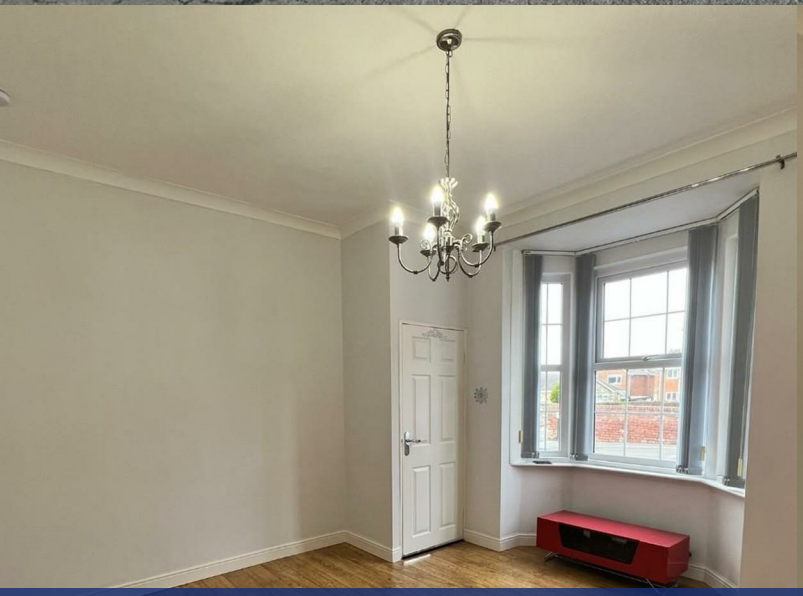
HUNTERS®

HERE TO GET *you* THERE



New Street

Kippax, Leeds, LS25 7BE

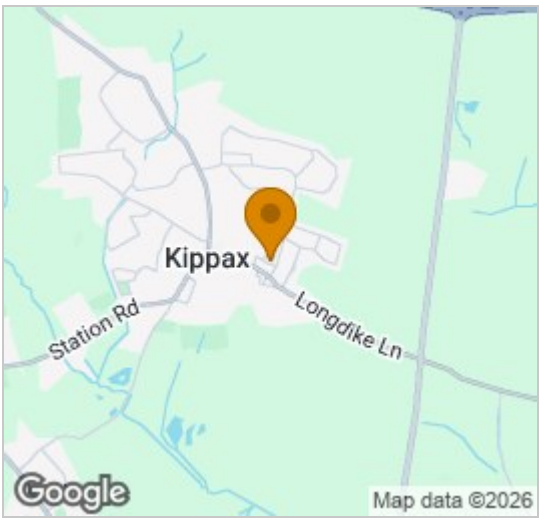
£895

2 1 2 D

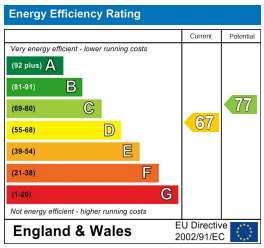
Council Tax: **A**

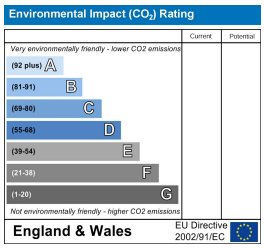
Floor Plan

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
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- 2 RECEPTION ROOMS
- TAX BAND A
- SPACIOUS THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- ENCLOSED REAR YARD
- DEPOSIT £1032
- EPC D

CLOSE TO LOCAL AMENITIES - SOUGHT AFTER LOCATION - TWO DOUBLE BEDROOMS - GREAT TRANSPORT LINKS - SPACIOUS THROUGHOUT - ENCLOSED REAR YARD

HUNTERS are pleased to offer to let this well presented two-bedroom home situated in this popular position within easy reach of Local Amenities & Good Transport Links. The property briefly comprises lounge, modern kitchen, dining room, cellar, two double bedrooms, modern bathroom with separate shower cubical and private yard to rear, the property also has a modern alarm system and CCTV.

To view this property, call our lettings team today on 01977 604600.

Hunters endeavour to ensure property particulars are fair and accurate however the applicant should always verify their accuracy before proceeding to rent the property. Please do not assume that any items are included with the letting or any maintenance will be completed unless confirmed in writing by the agent. Any measurements or floorplans given are approximate and issued as a guide only. Viewing representatives are not authorised to make representations on any aspect of the property or its contents. Our lettings team will be happy to clarify any details for you.

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.

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