

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Armstrong Terrace

, Pontefract, WF8 4HG

£575 Per Month



Council Tax:

## A map of the Pontefract area. A green location pin is placed on Wakefield Rd, just south of its intersection with Park Ln. To the north of Park Ln is a green circular icon with a white center, labeled 'Pontefract Racecourse'. Other roads shown include Pontefract Rd, Ackworth Rd, and Carleton Rd. The map includes a Google logo and the text 'Map data ©2025'.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

Please contact our Hunters Castleford Lettings Office  
on 01977604600 if you wish to arrange a viewing appointment  
for this property or require further information.

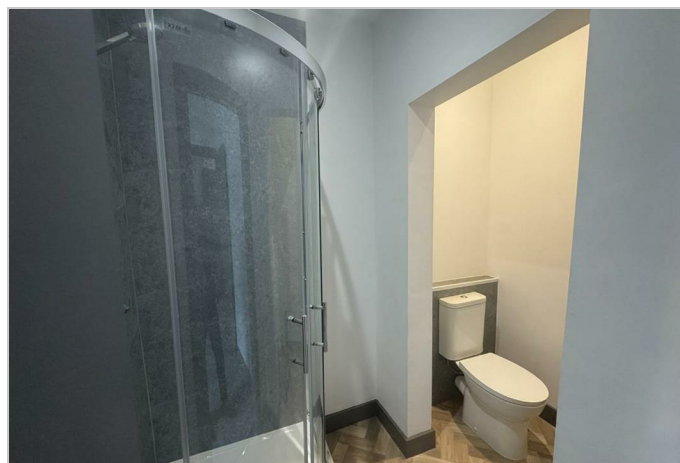
- ZERO DEPOSIT ALTERNATIVE AVAILABLE
- SPACIOUS DOUBLE ROOM
- FULLY FURNISHED
- FULLY EQUIPPED SHARED KITCHEN AND DINING AREA
- EPC RATING: D
- BILLS INCLUDED
- EN-SUITE
- CLOSE TO MAJOR TRANSPORT ROUTES AND PUBLIC TRANSPORT ROUTES
- ONE OF FOUR ROOMS AVAILABLE IN SAME BUILDING
- DEPOSIT: £663 (OR ALTERNATIVE)

ZERO DEPOSIT ALTERNATIVE AVAILABLE -BILLS INCLUDED - WI-FI INCLUDED - SPACIOUS DOUBLE BEDROOM WITH ENSUITE - LARGE FULLY EQUIPED SHARED KITCHEN DINER - AMPLE PARKING - IDEALLY LOCATED

Ideally located for transport routes and public transport routes is this newly refurbished stylish and spacious double room with modern en-suite. The shared kitchen and dining area is fully equipped so the room is ready to move into and be enjoyed straight away.

This is One of Four rooms available in the same building.

All bills including Wi Fi included.



**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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