

HUNTERS®

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HUNTERS

SALES & LETTINGS



Quarry Avenue
, Knottingley, WF11 0DG
£950

3 1 1 E

Council Tax: A

A map of Knottingley, West Yorkshire, showing the location of Knottingley Park. The map includes labels for Hill Top, River Aire, Knottingley, and M62. A red pin marks the location of Knottingley Park.

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		
Target: 77	52	

EU Directive 2009/8/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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 ₂ emissions		
Target: 52		

EU Directive 2009/8/EC

England & Wales

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 BEDROOMS
- PETS CONSIDERED
- CLOSE TO LOCAL AMENTIES
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND: A
- LARGE DRIVEWAY
- MODERN THROUGHOUT
- SEMI-DETACHED
- DEPOSIT: £1,096
- EPC: E



Driveway will be completed prior to let. As well as new carpet in the 3rd bedroom

The living room offers a large bay window to the front, door to the dining area which in turn has access via patio door to the garden with artificial grass. The modern kitchen offers a quality range of gloss units to wall and base level with laminate work surface. The first floor comprises three bedrooms. Master bedroom offering a walk in wardrobe area.

The location offers excellent access to local schools, commuter links and access to local amenities.

Agent Notes - Hunters endeavour to ensure sales particulars are fair and accurate however they are only an approximate guide and accordingly if there is any point which is of specific importance, please contact our office and we will check the specific arrangements for you, this is important especially if you are travelling

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.

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

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