

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Pollards Fields

, Knottingley, WF11 8TA

£950 Per Month

3 2 1 C

Council Tax: A



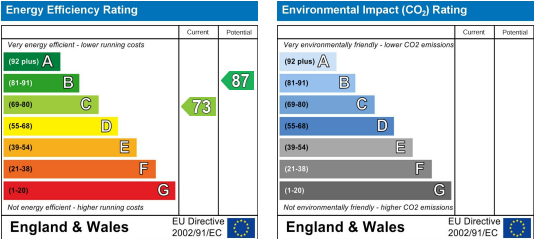
Floor Plan



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.

- 3 BED DORMER BUNGALOW ■ OPEN PLAN LIVING
- MODERN THROUGHOUT ■ PETS CONSIDERED
- EXTENDED ■ POPULAR LOCATION
- OFF STREET PARKING ■ COUNCIL TAX BAND A
- EPC RATING C ■ Deposit £1,096



3 BEDROOMS - SEMI-DETACHED BUNGALOW - POPULAR LOCATION - MODERN THROUGHOUT - EXCELLENT TRANSPORT LINKS

AVAILABLE TO LET is this recently modernised 3-bedroom semi-detached bungalow. This home is ideally located close to local amenities, schools and has excellent transport links.

The property briefly comprises of, entrance/hallway, open plan living room/kitchen & diner, downstairs W.C with the 3rd bedroom on the ground floor also. The kitchen consists of a range of modern units to wall and base level, with newly fitted oven, hob and extractor fan, and complimentary tiling. Running across the back of the property are large Bi Fold doors giving plenty of natural light and providing access to the rear garden.

On the recently converted first floor can be found the house shower room and 2 further double bedrooms all benefiting from large Velux windows.

Externally, the property provides lawned areas to both front and rear. The front also provides off street parking for multiple vehicles with a driveway leading the full length of the property. The rear of the property also offers a patio area leading from the bi-fold doors and shed for storage.

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.