

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

SALES & LETTINGS



Nunns Lane

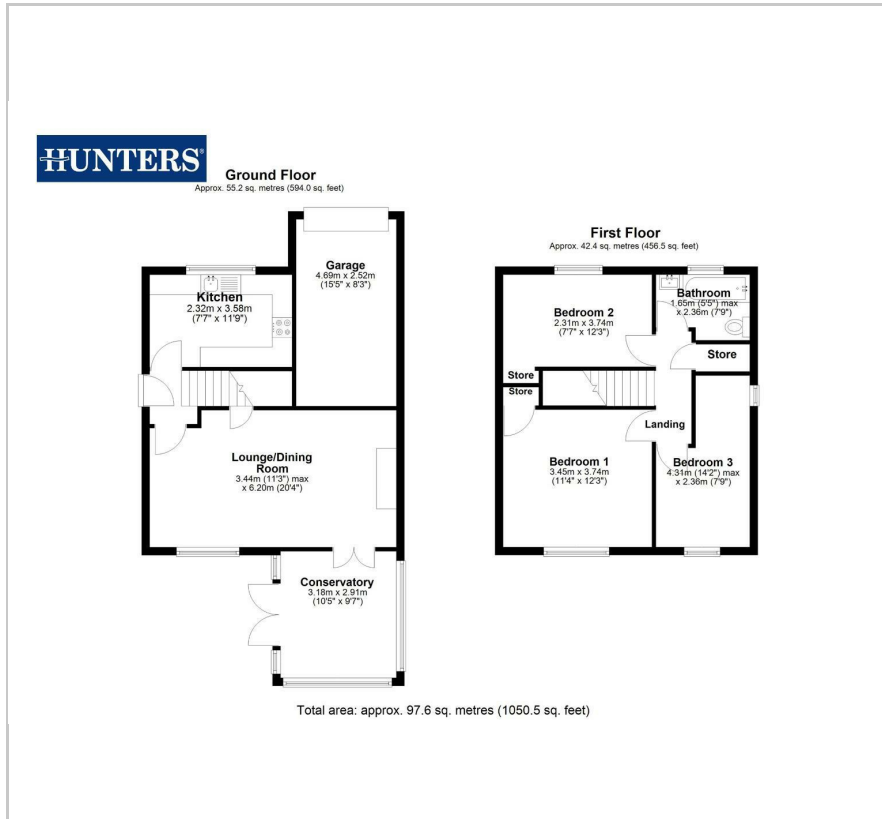
Featherstone, Pontefract, WF7 5HF

£995 Per Month



Council Tax: C

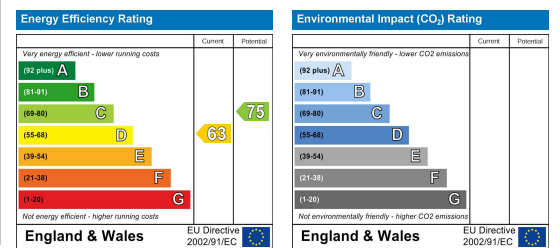
## Floor Plan



## 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 BEDROOMS
- SPACIOUS LOUNGE/DINER
- DRIVE WAY
- PETS CONSIDERED
- COUNCIL TAX BAND C
- DETACHED
- CONSERVATORY
- INTERGRATED GARAGE
- DEPOSIT £1148
- EPC RATING TBC

HUNTERS are delighted to introduce to the lettings market this 3-bedroom detached situated on Nunns Lane, a popular area in Featherstone. Briefly comprising a living room/ dining room, kitchen, conservatory, three bedrooms, bathroom and integrated garage.

Viewing is essential to appreciate the space on offer!

### THE PROPERTY:

Upon entering the property, you are greeted by a hallway that leads to the living/dining room, which is quite spacious and ideal for hosting. Continuing through the property to the kitchen, which features wall and base units for ample storage, as well as space for a washing machine, dryer, and a large American-style fridge. To the rear is the conservatory, which can be used as an office or a second reception area.

On the first floor of this property are three bedrooms. The main bedroom fits a double bed and large wardrobes for ample storage, and it benefits from a large front-facing window. The second bedroom fits multiple storage cabinets, a desk, and a single bed. The third bedroom is ideal for an at-home office, a walk-in wardrobe, or a guest room. Lastly, there is the family bathroom, which comprises a WC, wash basin and bath with overhead shower.

### OUTSIDE SPACE:

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.



## MATERIAL INFORMATION

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

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