

# HUNTERS®

HERE TO GET *you* THERE



## Chapel Yard

Knottingley, Knottingley, WF11 8HW

£750 Per Month



Council Tax: A

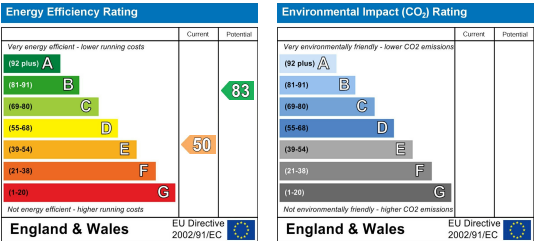
Floor Plan



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.

- Newly refurbished to a great standard
- Newly installed kitchen
- Wet room shower room
- Side garden and rear yard
- Council Tax Band: A
- New carpets and decor throughout
- 2 good sized bedrooms
- Large driveway
- EPC Rating: E
- Deposit: £865



HUNTERS are proud to introduce to the lettings market this newly refurbished 2 bedroom semi detached property situated in great reach of amenities and transport links in the busy town of Knottingley.

To the ground floor the property briefly comprises; spacious living room that leads to the stairs and into the newly installed modern dining kitchen with a range of sage green base and wall units providing lots of storage, complimentary worktops and tiling. The rear door from the kitchen open out onto the enclosed rear yard.

To the first floor are 2 good sized bedrooms and the house wet room style shower suite.

To the front of the property is ample a parking for multiple vehicles, to the side is a large garden and and enclosed yard at the rear.

Viewing is essential to appreciate the property on offer.

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.