

# HUNTERS®

HERE TO GET *you* THERE



Queen Street  
, Pontefract, WF8 4AF  
£850 Per Calendar Month

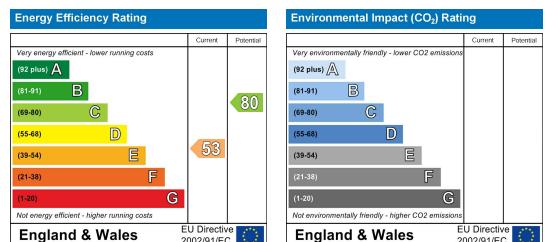


Council Tax: A

## 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.

- IDEAL LONG TERM LET
- CLOSE TO LOCAL AMENITIES
- ENCLOSED GARDEN
- 3 SPACIOUS BEDROOMS
- DEPOSIT: £980
- EXCELLENT TRANSPORT LINKS
- PETS CONSIDERED
- OVER 3 FLOORS
- COUNCIL TAX BAND A
- EPC RATING E



3 DOUBLE BEDROOMS - GARDEN - OVER 3 FLOORS - 2 RECEPTION ROOMS - EASY ACCESS TOWN - EXCELLENT TRANSPORT LINKS - POPULAR LOCATION

Hunters are pleased to offer to let this spacious 3 DOUBLE BEDROOM property located on this popular street within in central Pontefract. The property offers spacious living throughout including to the ground floor there is a hallway leading to 2 SPACIOUS RECEPTION ROOMS and the newly fitted breakfast kitchen. Stairs lead to the first floor where there are two double bedrooms and a traditional style family bathroom. The second floor there is a large double bedroom with dormer window.

To the outside there is on street parking at the front and a spacious lawn garden to the rear with a patio area. The location offers access to Tanshelf railway station, town centre, supermarket and also access to Junction 32 M62 within around 1 mile.

Pets considered at an additional £25.00 per month.

To view this property please call our lettings team today on 01977 604600.

## 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.