

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Northgate Lodge

, Pontefract, WF8 1HU

£625 Per Calendar Month



Council Tax: A

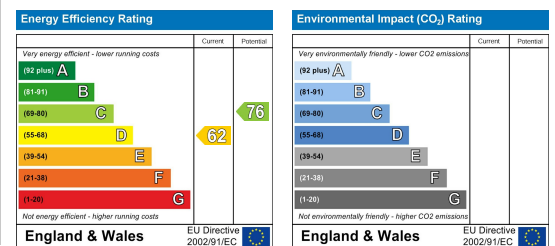
## Floor Plan



## 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.

- 1 BEDROOM
- COMMUNAL GARDENS
- WALKING DISTANCE TO BUS AND RAILWAY STATION
- DEPOSIT: £721
- EPC RATING: D
- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- POPULAR LOCATION
- COUNCIL TAX BAND: A

1 BEDROOM - POPULAR LOCATION - GROUND FLOOR APARTMENT - ALLOCATED PARKING - EXCELLENT TRANSPORT LINKS - IDEAL LONG TERM LET

HUNTERS are pleased to offer to let this well presented and spacious 1 bedroom ground floor apartment situated in this popular position within easy reach of Pontefract Town Centre and walking distance to Bus & Railway Stations. The property briefly comprises: spacious living room, kitchen with appliances, 1 double bedroom, bathroom, allocated parking space and furnished.

To view this property call our lettings team today!

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.

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## MATERIAL INFORMATION

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