

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

SALES & LETTINGS



Chiltern Avenue

, Knottingley, WF11 8EH

£850 Per Calendar Month



Council Tax: B

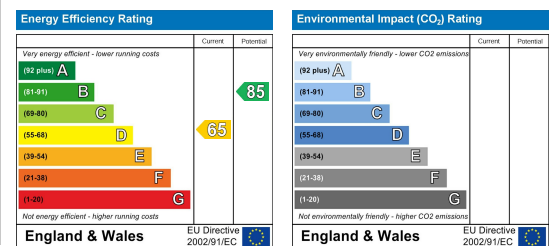
## Floor Plan



## 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 BEDROOM SEMI
- IDEAL LONG TERM LET
- EASY ACCESS SCHOOLS
- AVAILABLE NOW
- DEPOSIT: £980 or zero deposit alternative
- GARAGE
- PARKING FOR SEVERAL VEHICLES
- EASY ACCESS TOWN
- EPC RATING: D
- COUNCIL TAX BAND: B

3 BEDROOM SEMI - GARAGE - DRIVEWAY FOR SEVERAL VEHICLES - GARDEN - IDEAL LONG TERM LET - POPULAR LOCATION - IDEAL LONG TERM LET

Hunters are pleased to offer to let this three bedroom semi detached property in a popular location within Knottingley, close to Morrisons and Hilltop. The property comprises entrance hall, open plan living dining room, kitchen, stairs, landing, three bedrooms and a family bathroom. To the front is a small lawn garden, to the side is a driveway for several vehicles and access to the garage and outhouse, to the rear is a paved enclosed courtyard. The property is ideally suited for a longer term let and is available now.



## 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.

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