

# HUNTERS®

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## HUNTERS®

SALES & LETTINGS

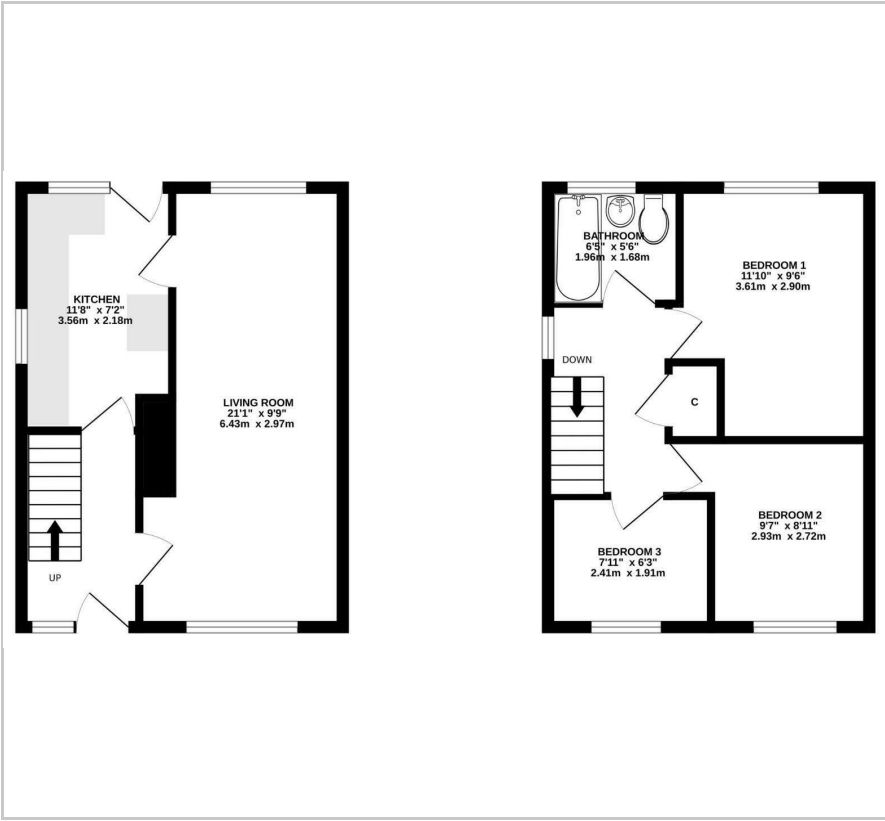


**Melrose Grove**  
, Horsforth, LS18 4DB  
£1,200 Per Month

 3  1  1  C

Council Tax: A

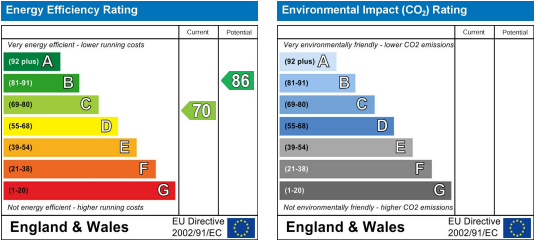
Floor Plan



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.

- 2 GOOD SIZE BEDROOMS
- RECENTLY REFURBISHED THROUGHOUT
- NEW KITCHEN AND BATHROOM
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- NEW FLOORING THROUGHOUT
- COUNCIL TAX BAND: A
- EPC RATING: C
- DEPOSIT: £1384



RECENTLY REFURBISHED THROUGHOUT - 2 BEDROOMS - SOUGHT AFTER LOCATION - EXCELLENT TRANSPORT LINKS - PETS CONSIDERED - NEW KITCHEN & BATHROOM - ENCLOSED REAR YARD

Hunters are pleased to present this newly refurbished 3 bedroom property, close to local amenities and schools.

The property briefly comprises to the ground floor; lounge with a feature fireplace, brand new kitchen with a range of modern based and wall units finished in a navy blue. The back door provides access to the enclosed rear yard.

To the first floor is a spacious bedroom, an additional bedroom and additional box room perfect for an office space. The property also offers a brand new family bathroom suite.

To the rear of the property it offers a two-tiered enclosed rear yard.

To view this property, call our lettings team today .

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.