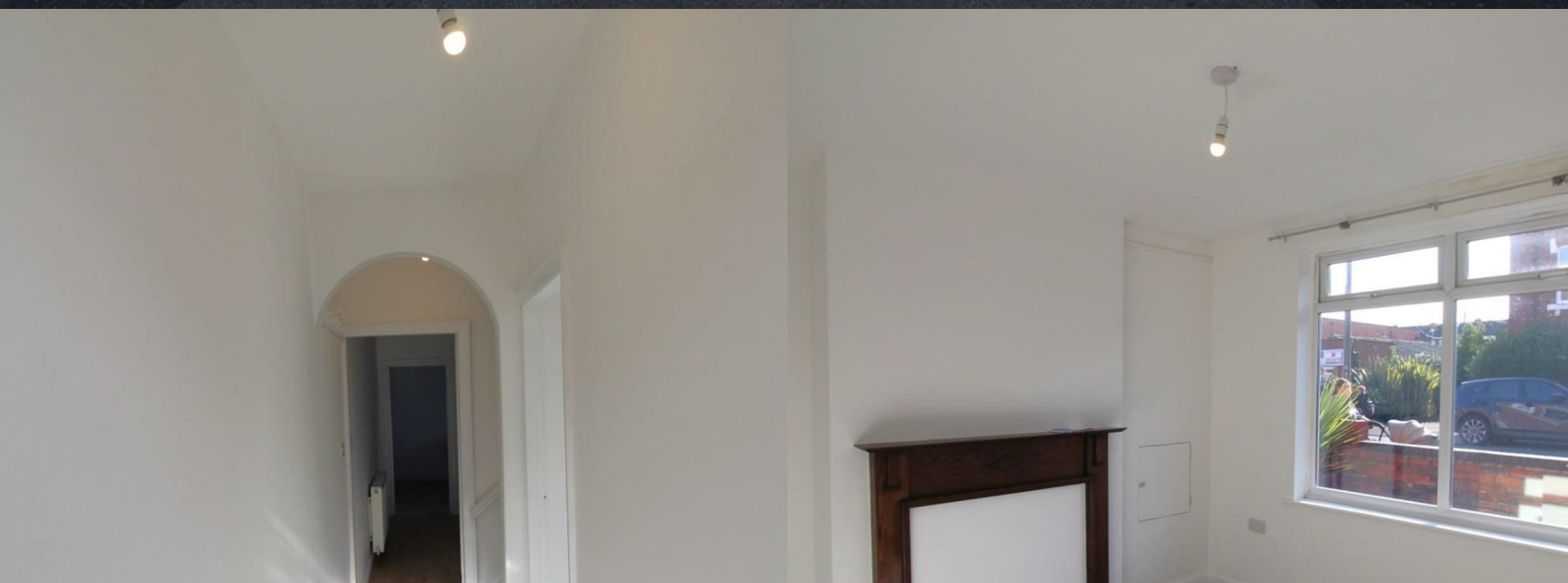


HUNTERS[®]

HERE TO GET *you* THERE



SALES & LETTINGS



Smawthorne Lane

, Castleford, WF10 4EL

£875 Per Month



Council Tax: A

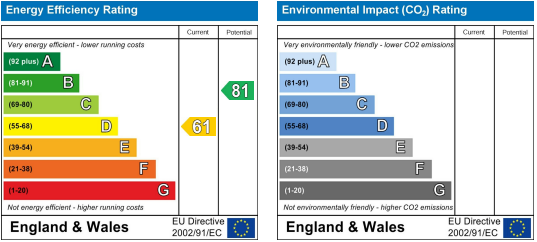
Floor Plan



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.

- SPACIOUS THROUGHOUT
- MODERN KITCHEN/DINER AND UTILITY
- 2 GOOD SIZED BEDROOMS
- PETS CONSIDERED
- EXCELLENT TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- EPC RATING D
- TAX BAND A
- DEPOSIT £1009

2 SPACIOUS BEDROOMS - MODERN 3 PIECE BATHROOM SUITE - LARGE KITCHEN DINER - ENCLOSED REAR GARDEN - CLOSE TO LOCAL AMENITIES - EXCELLENT TRANSPORT LINKS - PETS CONSIDERED

Hunters are pleased to bring to the market this well presented, modernised 2 bed terraced property, close to local amenities, schools and the town centre.

The property briefly comprises to the ground floor; lounge with feature fireplace, spacious kitchen/diner with a range of brand new base and wall units and space for a 6 seater dining table. The separate utility area leads out to a generous garden with 2 x out houses. To the rear of the garden is off street parking for 2 vehicles

To the first floor is a double bedroom and further bedroom with handy storage cupboard housing the central heating boiler. The family bathroom features 3 piece suite in white and black with separate modern shower cubicle

To view this property, call our lettings team today on 01977604600.



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.