

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Clayton Court

Featherstone, Pontefract, WF7 5BS

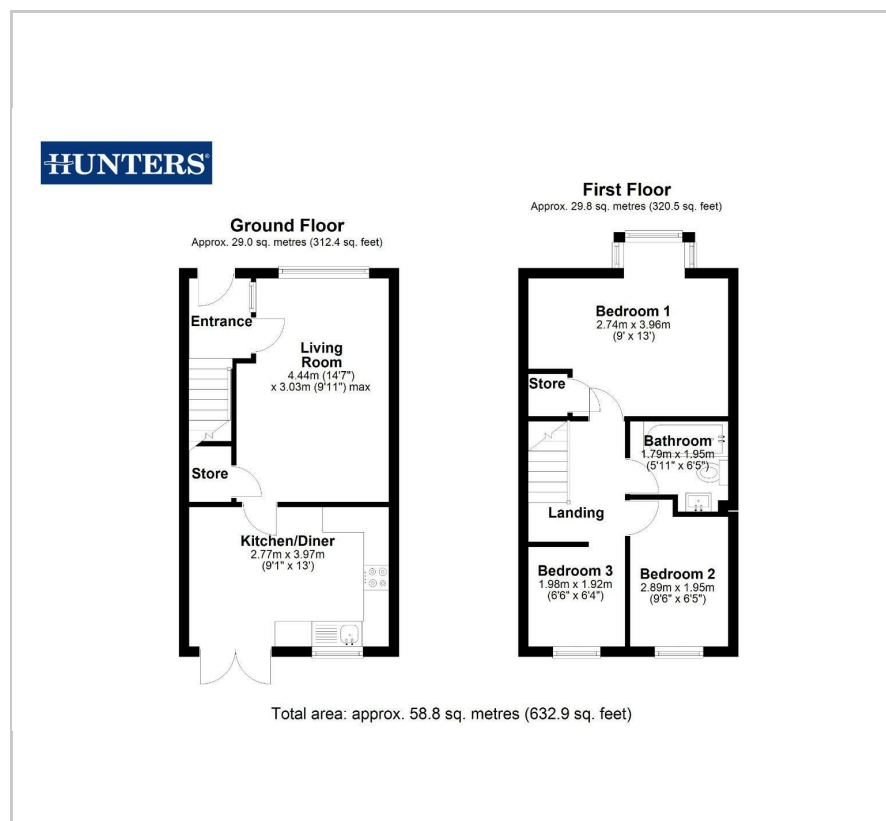
£950

3 1 1 C

Council Tax: A



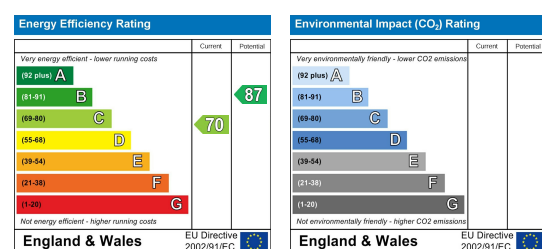
## Floor Plan



## 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.

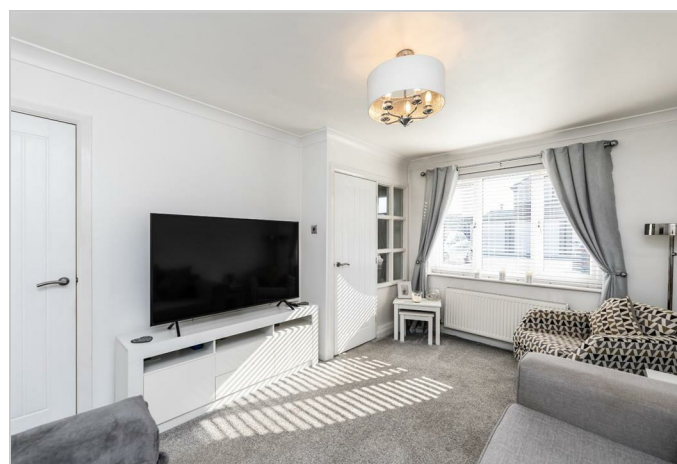
- Three bedrooms
- Sought after location
- Rear enclosed garden
- Ideal family home
- EPC rating: C
- Modern throughout
- Spacious living facilities
- Within walking distance to transport links
- Deposit: £1,096
- Council tax band: A

MODERN THROUGHOUT - 3 BEDROOMS - PETS CONSIDERED - ENCLOSED REAR GARDEN - AVAILABLE NOW - IDEAL LONG TERM LET

Hunters are pleased to offer to the rental market this three bedroom home located in this popular location within easy reach of schools and town centre. The property offers 3 BEDROOMS, rear enclosed garden and modern throughout. The property comprises living room, kitchen diner, 3 piece family bathroom suite, landing, three bedrooms, enclosed rear garden and front garden.

Pets considered at an additional £25pcm.

Contact our lettings team today to arrange a viewing!



## 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.

6 Bank Street, Castleford, WF10 1HZ

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