

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



The Green

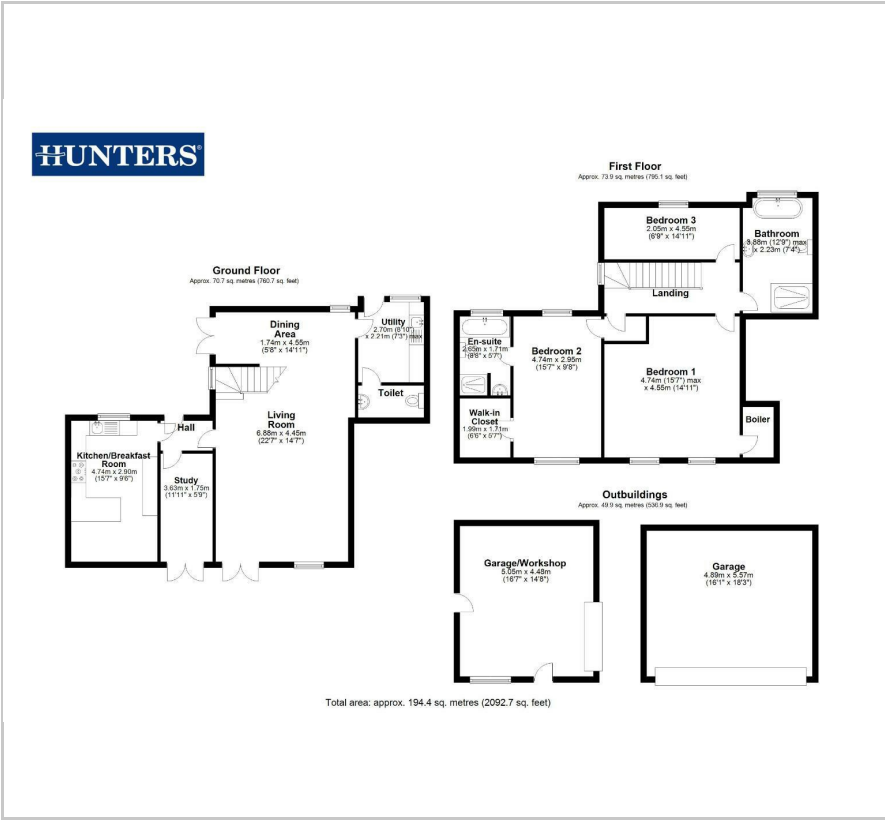
Sharlston Common, Wakefield, WF4 1EF

£2,000 Per Month



Council Tax: C

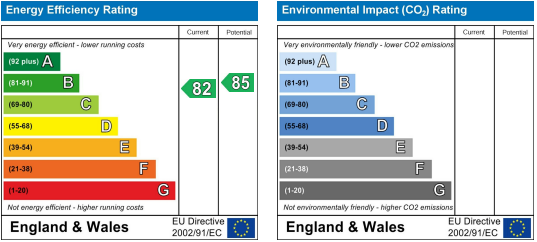
Floor Plan



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.

- SET IN A GENEROUS PLOT ■ OVERLOOKING THE VILLAGE GREEN SURROUNDED BY COUNTRYSIDE
- IMMACULATELY PRESENTED ■ GREAT TRANSPORT LINKS THROUGHOUT
- TWO GARAGES/OUTBUILDINGS ■ IDEAL LONG TERM LET
- SPACIOUS ROOMS THROUGHOUT ■ EPC RATING B
- DEPOSIT £2037 ■ COUNCIL TAX BAND C

Hunters are pleased to introduce to the market this deceptively spacious character property in a highly sought after location with far reaching countryside within easy access. The property is in prime position over looking the village green in Sharlston Common.



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.