

HUNTERS®

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



Smawthorne Lane

, Castleford, WF10 4EW

£950 Per Month

 2  1  2  E

Council Tax: A

A map of the Castleford area in West Yorkshire. A red pin marks the location of Xscape Yorkshire, which is situated near the intersection of Leeds Rd and Glasshoughton Rd. The map also shows Lock Ln to the north, Hightown to the west, and Park Rd to the east. The Xscape Yorkshire logo is visible in the bottom right corner of the map area.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 82

Potential: 48

Not energy efficient - higher running costs

England & Wales

EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 48

Potential: 82

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2010/26/EC

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 SPACIOUS DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- ADDITIONAL LOFT ROOM
- VIEWING ESSENTIAL
- EPC RATING E
- GREAT LOCATION
- 2 RECEPTION ROOMS
- MODERN 3 PIECE BATHROOM SUITE
- DEPOSIT £1096
- COUNCIL TAX BAND A



GREAT LOCATION - 2 BEDROOMS WITH ADDITIONAL LOFT ROOM - 2
RECEPTION ROOMS -

Hunters are pleased to bring to the market this well presented 2 bed terraced property with additional fully functional loft room, this large family property is close to local amenities, schools and the town centre.

The property briefly comprises to the ground floor; lounge and dining room leading to a modern kitchen, to the rear of the property is an enclosed rear yard.

To the upper floors is a large double bedroom and 2 further generous sized bedrooms. The family bathroom features 3 piece suite with separate shower enclosure. A dedicated staircase leads up to a landing and loft room with 2 Velux windows.

This property is not to be missed!

To view this property, call our lettings team today!

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
Tel: 01977604600 Email: castlefordlettings@hunters.com <https://www.hunters.com>