

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Smawthorne Avenue

, Castleford, WF10 5BE

£900 Per Month



Council Tax: A



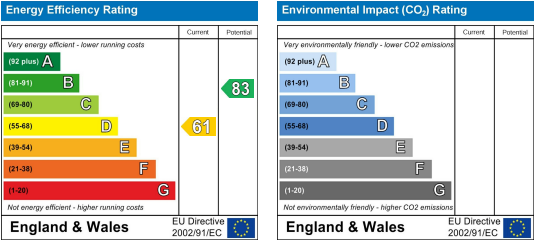
Floor Plan



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.

- C L O S E T O L O C A L ■ P E T F R I E N D L Y A M E N I T I E S
- 3 SPACIOUS BEDROOMS ■ KITCHEN DINER
- LARGE DRY BASEMENT ■ DETACHED GARAGE
- CLOSE TO TOWN CENTRE ■ EPC RATING D
- COUNCIL TAX BAND A ■ DEPOSIT £1038

CLOSE TO LOCAL AMENITIES - SOUGHT AFTER LOCATION - DETACHED GARAGE - 3 BEDS - KITCHEN DINER - PETS CONSIDERED - EXCELLENT TRANSPORT LINKS

Hunters are pleased to bring to the market this very well presented 3 bed terraced property, close to local amenities, schools and the town centre.

The property briefly comprises to the ground floor; lounge leading to the spacious kitchen/diner. The back door leads onto rear garden which comprises Garage, yard and potting shed.

To the first floor is a large double bedroom and 2 further generous sized bedrooms with handy storage cupboards. The modern family bathroom features stylish 3 piece suite with overhead shower.

Additionally there is a large basement which is dry and ideal for storage.

To view this property, call our lettings team today on 01977 604600.



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.