

# HUNTERS®

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## HUNTERS®

SALES & LETTINGS



### Telford Close

, Castleford, WF10 5LS

£875 Per Month



Council Tax: **B**

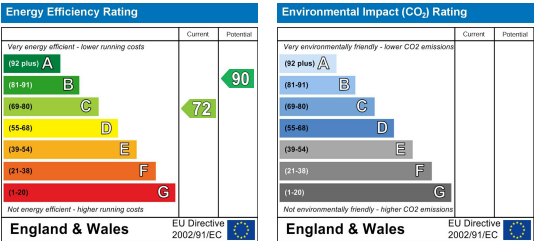
Floor Plan



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.

- POPULAR NEWBUILD ■ TWO BEDROOMS DEVELOPMENT
- MODERN THROUGHOUT ■ DRIVEWAY
- REAR ENCLOSED ■ DEPOSIT: £1009 Or Flatfair GARDEN Deposit Alternative Available
- COUNCIL TAX BAND: B ■ EPC: C



DRIVEWAY - MODERN - ENCLOSED REAR GARDEN - GREAT LOCATION

The property briefly comprises of entrance/hallway, living room, hallway with access to the first floor accommodation and housing the downstairs w.c, and kitchen/diner to the ground floor.

The kitchen/diner offers a range of modern units to wall and base level with integrated, oven and hob. Patio doors leading out to the rear garden.

To the first floor, the landing provides access to two bedrooms and the modern 3 piece suite family bathroom.

Externally the property benefits from a driveway. To the rear is a private enclosed low maintenance garden

Overall this stunning home offers spacious accommodation, within a popular residential area and viewings are a must to truly appreciate what this home has to offer.

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.