



ROBIN LANE, HEMSWORTH, WF9
£1,500 per month*

Carter Jonas

**ROBIN LANE,
HEMSWORTH, WF9**

Robin Lane, Hemsworth, Pontefract, WF9

Approximate Area = 2681 sq ft / 249 sq m (includes garage)

For identification only - Not to scale

A 3 Bedroom detached Bungalow.

Accommodation comprises - Entrance hall, living room, dining room, conservatory, large family kitchen, including Aga and underfloor heating. 3 bedrooms, Master with en suite shower room, WC, family bathroom.

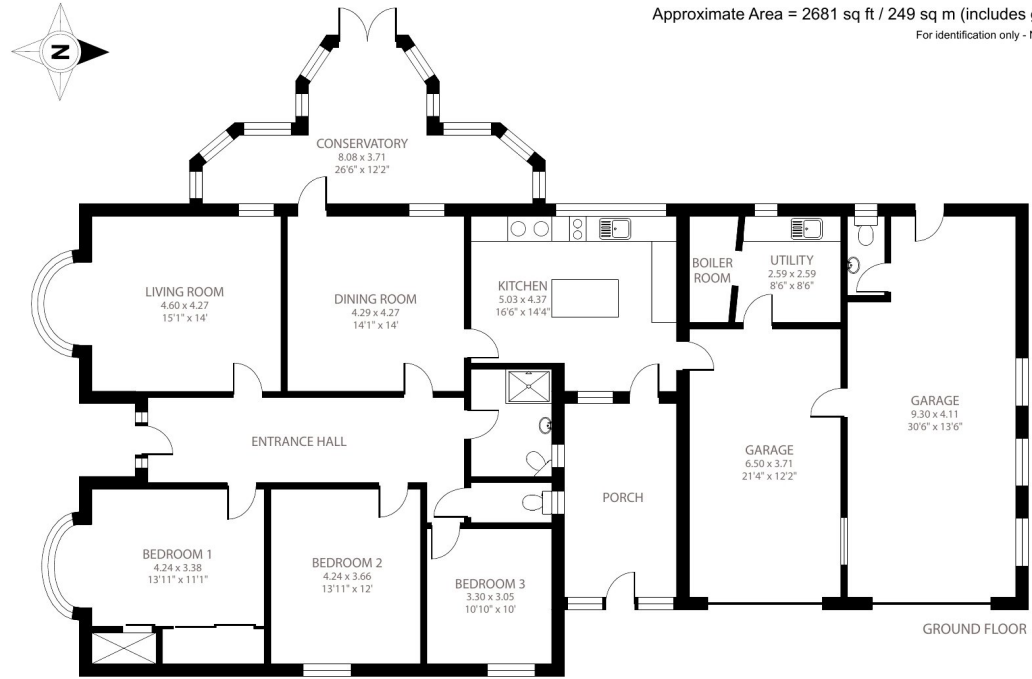
Double garage with workshop space and gardens surrounding property. Gated driveway for multiple cars.

Available unfurnished from late February for an initial 6 or 12 month term

Council Tax Band E EPC Rating - A


Holding deposit = 1 weeks rent £346

Deposit = 5 weeks rent @ £1,500 pcm = £1,730



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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- Council Tax Band = E
- Deposit Required = £1,730.77
- Minimum term 6 months
- 3 Bedrooms (one with en suite wet room)
- Family Bathroom
- 2 Reception Rooms
- Kitchen
- Conservatory
- Double Garage
- Gardens
- Off-street parking
- EPC = A

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(1-2) A</p> <p>(3-4) B</p> <p>(5-6) C</p> <p>(7-8) D</p> <p>(9-10) E</p> <p>(11-12) F</p> <p>(13-14) G</p> <p>Not energy efficient - higher running costs</p>		92	96
<p>England, Scotland & Wales</p>		<p>EU Directive 2002/91/EC</p> 	



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

carterjonas.co.uk

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