



CROWN

ESTATE AGENTS

Earl Street, Wakefield



£800 PCM



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This mid terrace house is most suited for a small family. Offering good sized accommodation, in a perfect location within the centre of Wakefield with easy access to local amenities, schools, and transport links, making it a practical choice for both commuting and leisure. Pets are allowed with a pet agreement. Call now to avoid disappointment!



- Good Sized Reception Room
- "L" Shaped Kitchen Diner
- Family Bathroom on the Ground Floor
- Storage Basement
- Two Double First Floor Bedroom
- Gas Central Heated Throughout
- Double Glazed
- Council Tax band A
- EPC GRADE D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

12'2" x 15'1" (3.71 x 4.60)

Leading in directly from the front door, with picture window, Chimney breast with a gas fired hearth, living flame, fireplace, radiator and staircase to first floor.

Kitchen

6'6" x 6'11" (1.98 x 2.11)

Situated directly off the Dining room with a single sink drainer, mixer tap, work surfaces, tiled surround, drawers and cupboards, wall cupboards, fitted units, plumbing for w/machine, gas cooker point, door to garden and window.

Dining Room

8'2" x 12'2" (2.49 x 3.71)

The space is perfect for Dining along side the kitchen or would make a family play room with a radiator.

Ground Floor Bathroom

11'5" x 4'6" (3.48 x 1.38)

With low flush wc, wash hand basin, panelled bath, electric shower over bath, wall mounted combi boiler and tiled surround.

Master Bedroom

12'2" x 15'1" (3.71 x 4.60)

To the front of the house with built in cupboards, window and radiator.

Bedroom Two

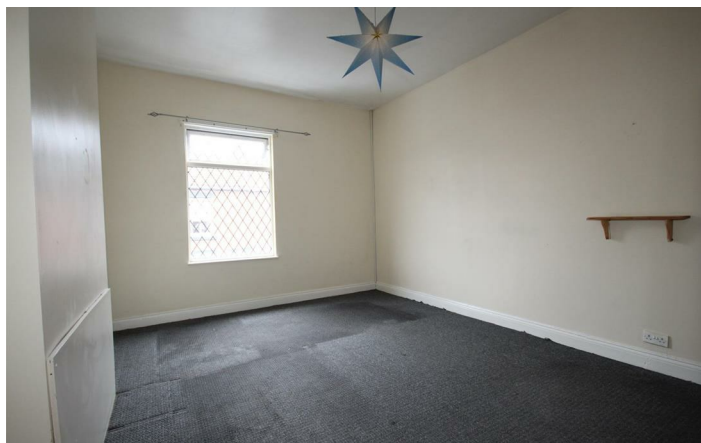
8'2" x 12'2" (2.49 x 3.71)

To the rear of the house with window and radiator.

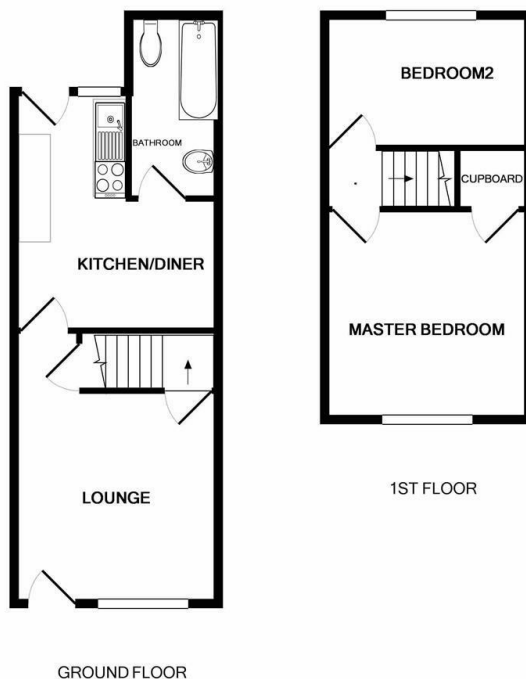
Exterior

To the rear of the property is a hard standing, enclosed yard.

Floor Plan




Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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