



CROWN

ESTATE AGENTS

Wakefield Road, Fitzwilliam



£700 Per Month



1



1



1



56

Crown Estate Agents are delighted to introduce this bungalow ideally situated in the popular area of Fitzwilliam. Offering the convenience of single-level living, this property is perfectly placed for easy access to local amenities and is just a short distance from Fitzwilliam Train Station, making it an excellent choice for those needing convenient transport links. Whether you are looking for a comfortable home or a low-maintenance property in a well-connected location, this bungalow is certainly one to view, call Crown Estate Agents on 01977 285111 to arrange your viewing!



- Good-Sized Lounge
- Well-Appointed Kitchen
- Double Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Close Proximity to Local Transport Routes
- 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**

Entrance Hall

2'5" x 15'3" (0.74m x 4.67m)

With access to the remainder of the property.

Lounge

14'5" x 14'5" (4.40 x 4.41m)

A spacious and inviting lounge featuring a large rear-facing window providing plenty of natural light, with a door leading directly to the rear garden. The room benefits from new carpets, a coved ceiling, radiator and a decorative fireplace with feature surround. Two wall lights and a central ceiling light complete the room.

Kitchen

7'8" x 14'7" (2.36 x 4.45)

A well-appointed kitchen fitted with a range of wall and base units, drawers and cupboards, complemented by work surfaces and a tiled surround. The kitchen benefits from a stainless steel sink and drainer with mixer tap, a side-facing window providing natural light, a radiator and laminate flooring.

Bedroom

11'8" x 11'6" (3.56m x 3.52m)

A well-proportioned bedroom featuring fitted wardrobes providing useful storage space, together with a side-facing window offering natural light. The room also benefits from a gas central heating radiator and coved ceiling.

Family Bathroom

5'10" x 8'0" (1.78m x 2.46m)

A well-presented family bathroom fitted with a panelled bath with shower over, low flush WC and wash hand basin. The room features a fully tiled surround, tiled flooring, integral lighting and a radiator, together with a UPVC frosted window to the rear providing natural light and privacy.

External

Good-sized enclosed garden to the rear with sheltered space at the rear door.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(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.

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