



# CROWN

## ESTATE AGENTS

### 32 Lincoln Street, Wakefield



**£600 PCM**



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We are pleased to present this studio flat situated on the outskirts of Wakefield town centre, ideally placed for all local amenities and public transport and is within walking distance to Wakefield College. This would be the perfect property for a single occupant or young couple. This amazing apartment deserves a viewing at your earliest convenience. **\*\*UTILITIES INCLUDED\*\***



- Available Immediately.
- Utilities Included - Council Tax, Water and Electricity.
- Separate Lounge/Bedroom and Kitchen.
- Shower Room.
- Electric Heating.
- Tastefully Decorated Throughout.
- On Street Parking.
- EPC Grade E.

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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/Bedroom

12'11" x 9'2" (3.94 x 2.79)

With uPVC window, laminate flooring, electric heater and TV point.

### Kitchen

9'6" x 13'8" (2.90 x 4.17 (2.89 x 4.16))

With uPVC window, complete with single sink drainer and mixer tap, kitchen units and cupboards, washing machine and laminate flooring throughout.

### Shower Room

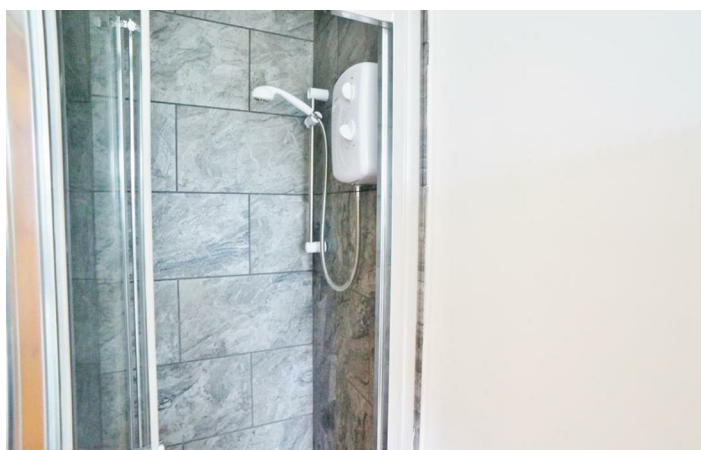
9'0" x 2'6" (2.74 x 0.76)

Complete with shower cubicle and electric shower, low flush WC, wash basin and partially tiled throughout.

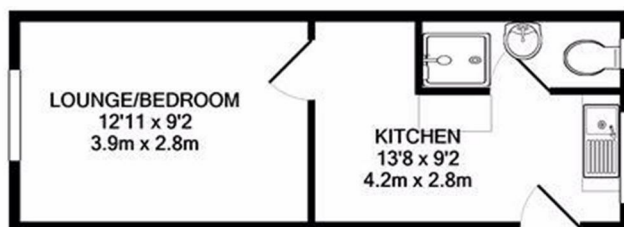
### Floorplan

### EPC



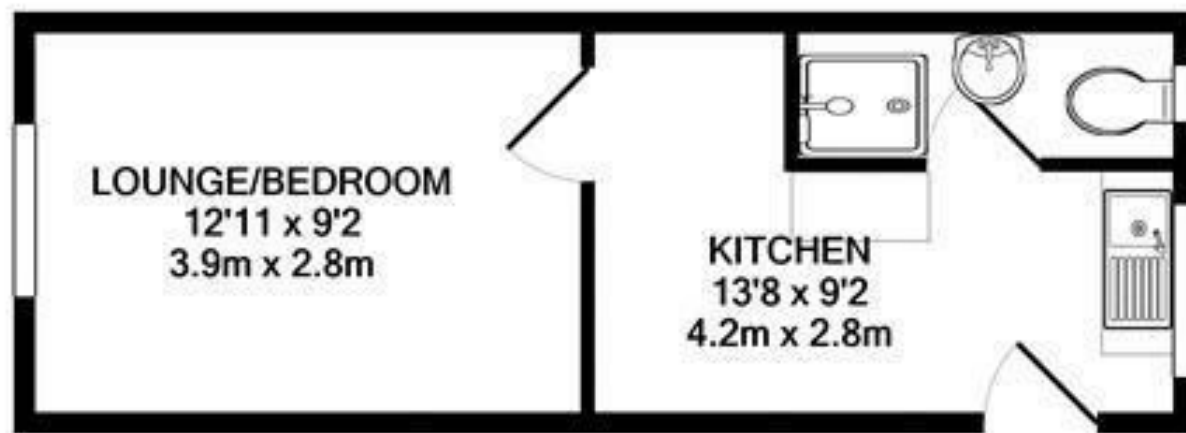


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

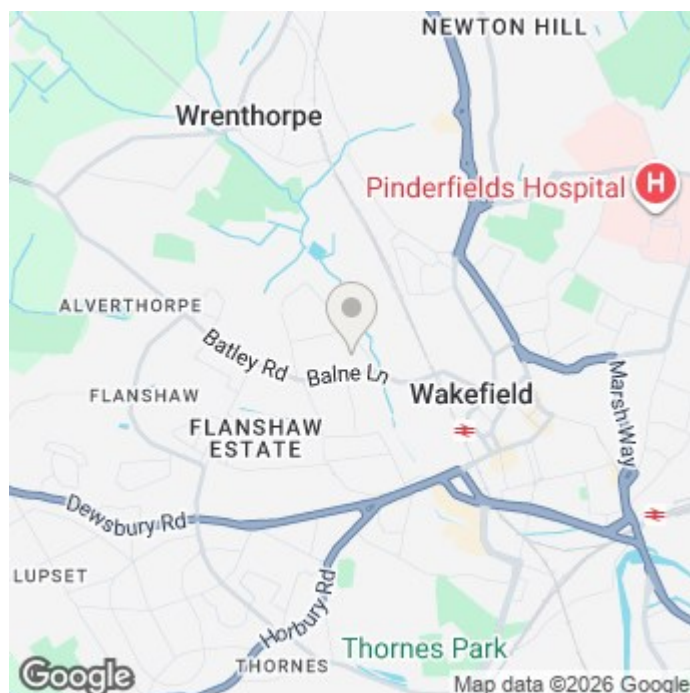


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Floor Plan



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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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