



CROWN

ESTATE AGENTS

Dunbar Street, Wakefield



£550 PCM



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Located in a convenient position in Wakefield, this ground floor property is well placed for access to a range of local amenities, including schools and nearby shops. The property also benefits from excellent transport links, with easy access to the M1 and M62 motorway networks, as well as public transport links close by.



- Ground Floor Property
- Good Sized Lounge
- Kitchen
- One Bedroom
- Family Bathroom
- Parking Facilities
- Excellent M1 & M62 Motorway Links
- Close to Local Amenities
- Council Tax Band A
- EPC Rating E

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

Access to the lounge, bedroom, kitchen and bathroom.

Lounge

12'6" x 12'0" (3.83 x 3.68)

A well-proportioned lounge with a double glazed window providing good natural light and a feature fireplace with surround.

Kitchen

7'6" x 5'4" (2.29 x 1.65)

Fitted with a combination of wall and base units, together with an integrated oven, hob and extractor fan. There is also a single sink and drainer and a UPVC double glazed window.

Bedroom

12'0" x 9'6" (3.68 x 2.90)

A well-proportioned double bedroom with a UPVC double glazed window.

Bathroom

6'7" x 5'6" (2.01 x 1.69)

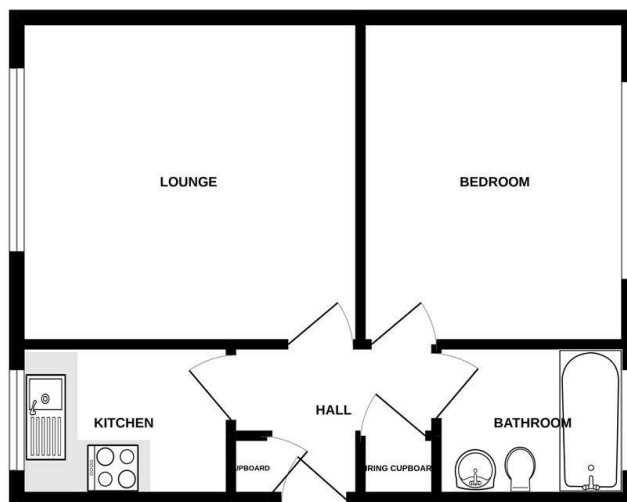
Fitted with a three-piece white suite comprising a panelled bath, low flush WC and pedestal wash hand basin.

External

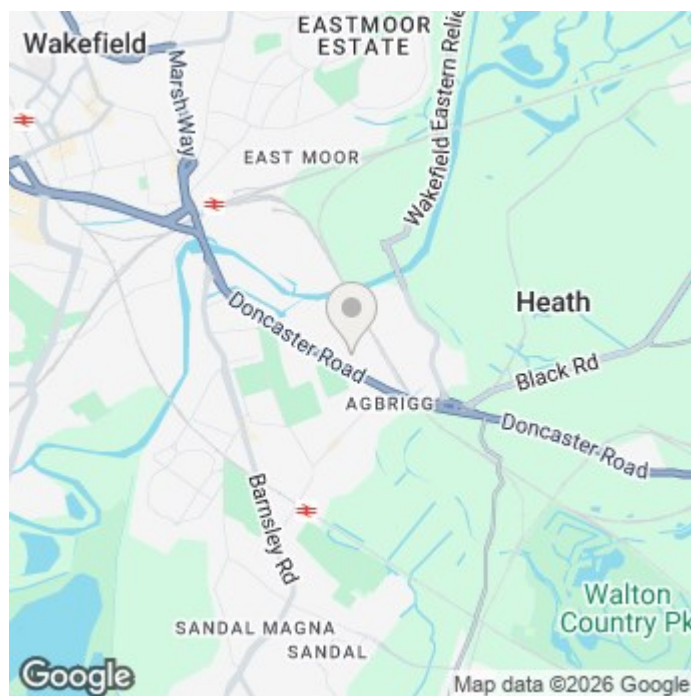


Floor Plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Metropix v10.0.2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(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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