

Dunbar Street, Wakefield

**£575 Per Calendar Month**

1



1



1



43

Located on Dunbar Street in the city of Wakefield, this self contained flat is now available for rent and is ready for you to move in immediately. Situated in a good location, this property benefits from easy access to local amenities, making it an ideal choice for those seeking convenience and a vibrant community. Whether you are a young professional, a couple, or someone looking to downsize, this flat offers a perfect blend of comfort and practicality.



- Good Sized Reception Room
- Kitchen
- One Double Bedroom
- House Bathroom
- Electric Heating
- Close to Amenities and Good Transport Link
- EPC Grade 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

Hall

6'5" x 7'0" (1.96 x 2.15)

Generously sized, carpeted entrance hall with door connecting all of the rooms.

Lounge

12'0" x 12'6" (3.67 x 3.82)

This good sized lounge welcomes natural light through a large front facing window, equipped with electric heaters.

Kitchen

5'6" x 7'6" (1.68 x 2.29)

Fitted with base and wall units, a single sink drainer, with a tiled surround and built in oven. The window faces to the rear elevation.

Bedroom

9'6" x 12'0" (2.91 x 3.67)

Airy, carpeted double bedroom with a window to the rear and an electric heater.

Bathroom

Fitted with a low flush wc, wash hand basin, panelled bath with overhead shower, tiled surround, upvc frosted window.

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FLOOR PLAN

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		43
(69-80) C		
(55-68) D		
(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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