



Apartment (EPC Rating: C)

## ST. JOHN'S SQUARE, WAKEFIELD, WF1 2QX

Per month

# £950



# 2 Bedroom Apartment located in Wakefield

This beautiful apartment offers two generously sized bedrooms, providing ample space for comfortable living. Recently redecorated, it can be offered either UNFURNISHED or FURNISHED to suit your needs, giving you the freedom to create your ideal home. Importantly, the property is PET-FRIENDLY, welcoming your four-legged companions.

The apartment benefits from efficient gas central heating and high-speed internet access, ensuring modern convenience. The fully equipped kitchen includes a fitted fridge-freezer, oven and hob, and washing machine—perfect for contemporary living.

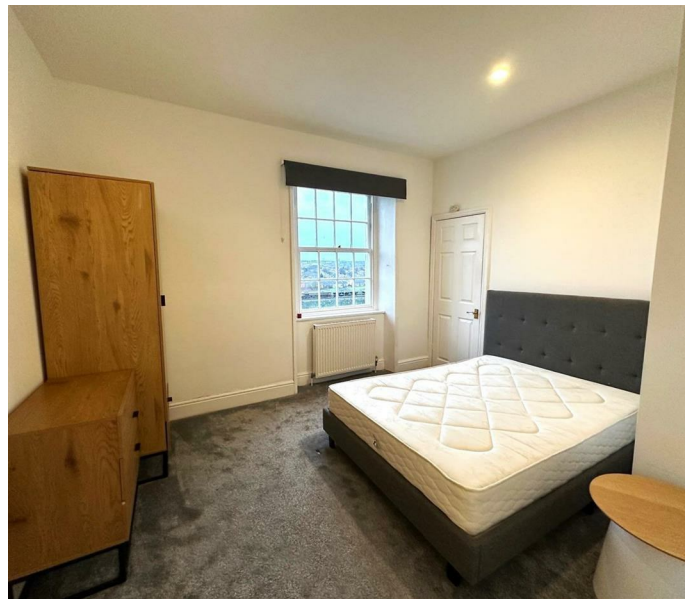
Ideally located in the heart of St. John's Square—right in central Wakefield—this spacious third-floor apartment combines modern comfort with the charm of its historic surroundings. The large living room, framed by large windows, is bathed in natural light and offers picturesque views across the square.

St. John's Square benefits from excellent transport links. Wakefield Westgate train station and the city centre are just a short walk away, offering convenient access to both local and national rail services. For those travelling by car, on-street permit parking is available. The location also provides quick access to major road networks including the M1 and M62, making travel across the region and beyond refreshingly



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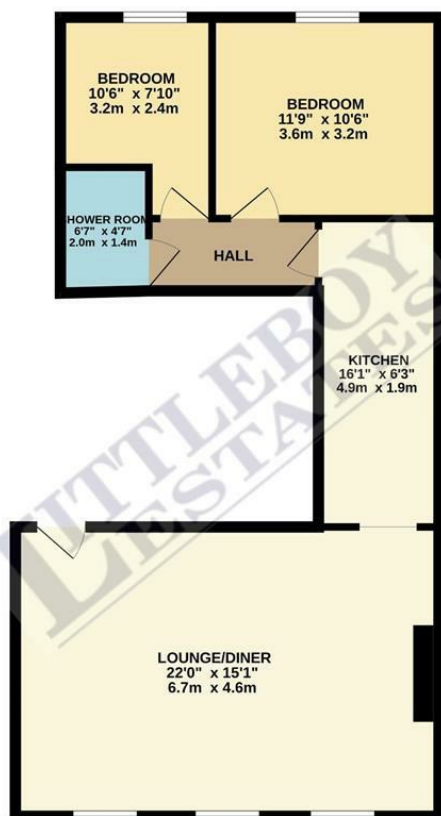




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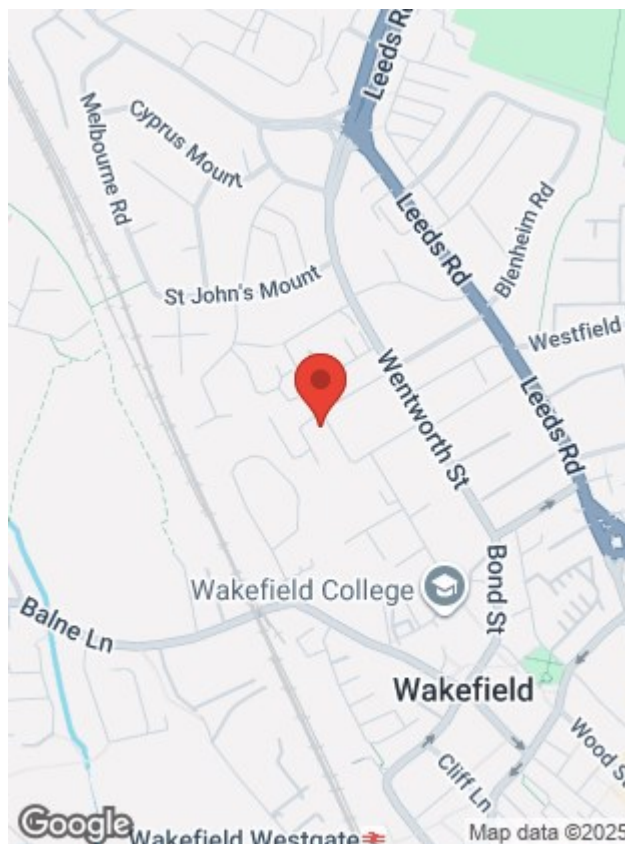


GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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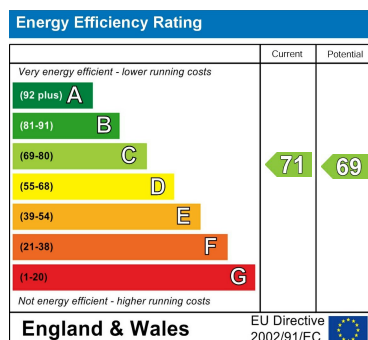
**Location:** The property is located in a very desired location in the centre of Wakefield in a walking distance from Westgate station and worn centre.



Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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