



# CROWN

# ESTATE AGENTS

## Pretoria Street, Wakefield



**£800 Per Calendar Month**



2



1



1



62

Welcome to this charming terraced house located on Pretoria Street in the heart of Wakefield. This delightful property has been recently re-decorated and re-carpeted, and is situated close to restaurants, shops, public transport links, and beautiful parks. Don't miss the opportunity to make this home your own and experience the best of what Wakefield has to offer.



- Recently Decorated and Brand New Carpets
- Good Sized Reception Room
- Kitchen Diner
- Two First Floor Bedrooms
- Ground Floor Family Bathroom
- Gas Central Heated and Double Glazed Throughout
- Enclosed Rear Yard
- Council Tax Band A
- FPC Grade D

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

12'4" x 12'9"(max) (3.77 x 3.89(max))

Spacious lounge with double glazed window, radiator and fireplace

### Dining Kitchen

8'6" x 12'9" (max) (2.61 x 3.89 (max))

Fitted kitchen with a door leading to rear yard

### Family Bathroom

4'7" x 8'7" (1.41 x 2.63)

Three piece suite located on the ground floor

### Bedroom 1

12'10" x 10'5" (3.93 x 3.20)

Double bedroom with double glazed window and radiator

### Bedroom 2

9'3" x 11'0" (2.83 x 3.37)

Double bedroom with double glazed window and radiator

### External

Enclosed yard to the rear



FLOOR PLAN



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 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 operability or efficiency can be given. Made with MyHomePlan.co.uk



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**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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