# EM CROWN

## Pretoria Street, Wakefield



## £800 Per Calendar Month









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

Opening hours: Mon - Fri 9am - 5pm Sat 10am - 2pm





### 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















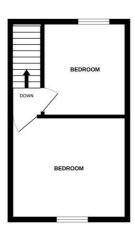


Floor Plan

GROUND FLOOR

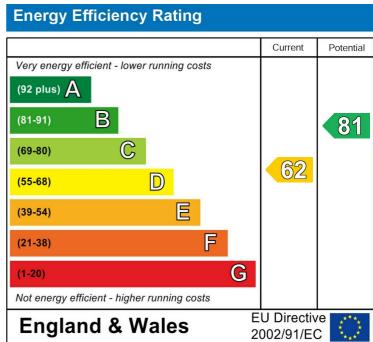
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floograin contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any ere crisisson or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been fested and no guarar as the properties of the properties.





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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