



CROWN

ESTATE AGENTS

Dunbar Street, Wakefield



Offers Around £45,000



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Discover an enticing investment opportunity in Wakefield with this one-bedroom flat. Positioned perfectly for investors seeking lucrative prospects, this property boasts an ideal location and promising returns. Situated in the heart of Wakefield, this well-appointed flat offers convenience and accessibility, appealing to tenants and ensuring steady rental income. Don't miss out on this prime investment opportunity – seize the chance to secure your financial future with this one-bed flat in Wakefield.



- Great investor opportunity
- Well placed for access to City Centre
- Lounge
- Kitchen
- One Bedroom
- Family Bathroom
- NO UPPER CHAIN
- Parking Facilities
- 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**

Lounge

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

Good size lounge with double glazed window and a feature fire place with surround.

Kitchen

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

Combination of wall and base units with an integrated oven, hob and extractor fan , single sink and drainer and a UPVC window.

Bedroom

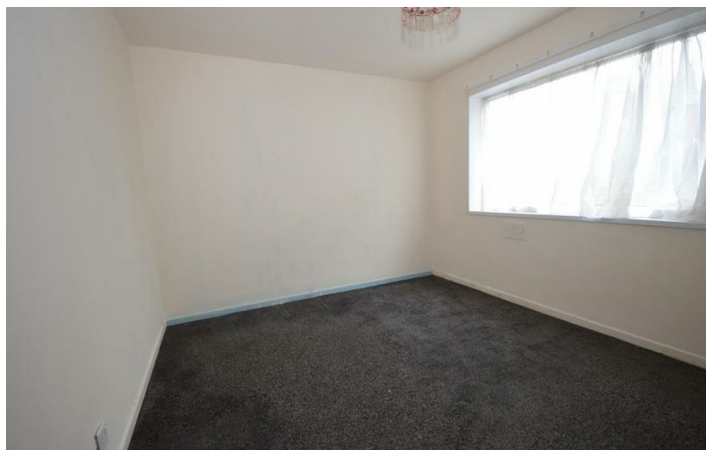
12'0" x 9'6" (3.68 x 2.90)

Double bedroom with a UPVC window.

Bathroom

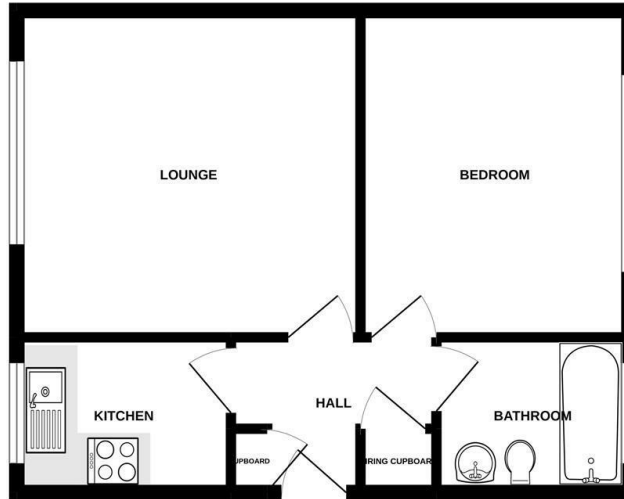
6'7" x 5'6" (2.01 x 1.69)

Three piece white bathroom suite consisting of a wooden panel bath , low flush WC and hand wash basin.

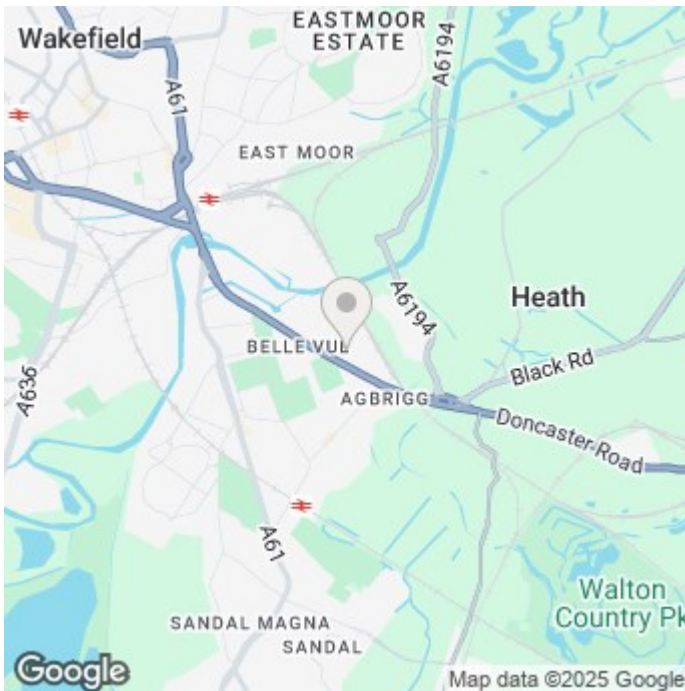


Floor Plan

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 floorplan wizard.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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