



CROWN

ESTATE AGENTS

Dunbar Street, Wakefield



£42,000



2



1



1



49

Nestled on Dunbar Street in Wakefield, this delightful two-bedroom flat presents an exceptional investment opportunity. With a current tenant in place, the property boasts an impressive yield of 13%, making it an attractive prospect for both seasoned investors and those looking to enter the property market. Situated in a prime location, this flat benefits from easy access to local amenities, transport links, and the vibrant community of Wakefield. The area is known for its rich history and welcoming atmosphere, making it an ideal place to call home or to maintain as a rental property.

Nestled on Dunbar Street in Wakefield, this delightful two-bedroom flat presents an exceptional investment opportunity. Situated in a prime location, this flat benefits from easy access to local amenities, transport links, and the vibrant community of Wakefield.



- One Reception Room
- One Double Bedroom, One Single Bedroom
- Kitchen
- Shower Room
- Communal Parking
- Council Tax Band A
- 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

12'7" x 12'0" (3.84 x 3.68)

With picture window and electric heater.

Kitchen

6'7" x 5'9" (2.03 x 1.76)

Fitted with a range of base and wall units with picture window and an electric wall heater.

Bedroom One

12'1" x 9'6" (3.70 x 2.90)

This is a double bedroom with a picture window and electric wall heater.

Bedroom Two

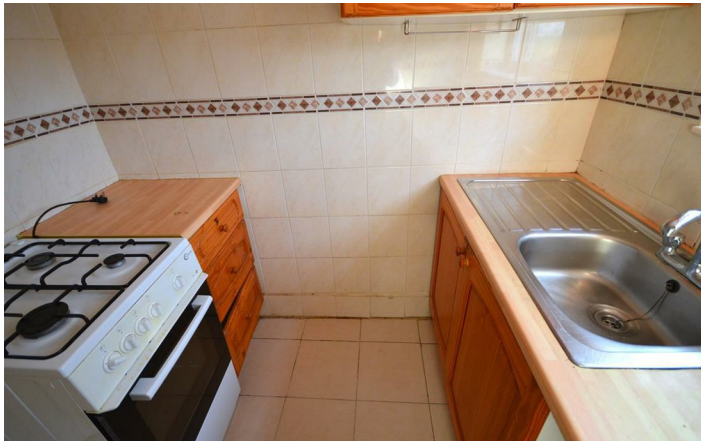
8'3" x 5'6" (2.54 x 1.70)

This is a single bedroom with picture window and electric wall heater.

Shower Room

5'11" x 5'4" (1.82 x 1.65)

Fitted with a three piece bathroom suite which comprises of a wc, wash hand basin and panelled bath.

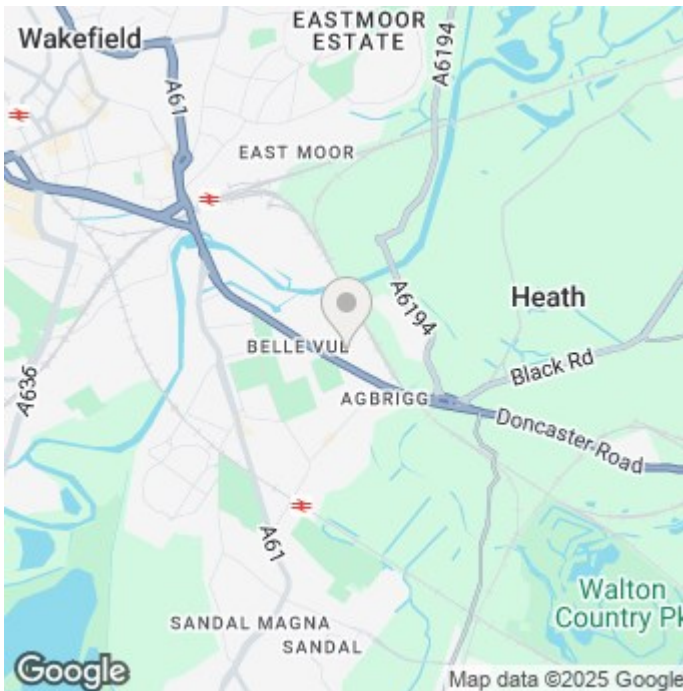


Floor Plan


GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
While every effort 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 guidance purposes only and should be used as such for 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 Intropix, 12/2014



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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