

## Dunbar Street, Wakefield



**£575 Per Calendar Month**



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Located on Dunbar Street in the city of Wakefield, this one-bedroom flat is now available for rent and is ready for you to move in immediately. This property offers a comfortable living space that has been recently redecorated, ensuring a fresh and inviting atmosphere. Situated in a good location, this property benefits from easy access to local amenities, making it an ideal choice for those seeking convenience and a vibrant community. Whether you are a young professional, a couple, or someone looking to downsize, this flat offers a perfect blend of comfort and practicality.



- Good Sized Reception Room
- Kitchen
- One Double Bedroom
- House Bathroom
- Electric Heating
- Close to Amenities and Good Transport Link
- EPC Grade E

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**

### Hall

6'5" x 7'0" (1.96 x 2.15)

Generously sized. carpeted entrance hall with door connecting all rooms.

### Lounge

12'0" x 12'6" (3.67 x 3.82)

This good sized lounge welcomes natural light through a large front facing window, equipped with electric heaters.

### Kitchen

5'6" x 7'6" (1.68 x 2.29)

Fitted with base and wall units, single sink drainer, tiled surround, built in oven and window to the rear elevation.

### Bedroom

9'6" x 12'0" (2.91 x 3.67)

Airy, carpeted double bedroom with a window to the rear and electric heater.

### Bathroom

Fitted with a low flush wc, wash hand basin, panelled bath with overhead shower, tiled surround, upvc frosted window.



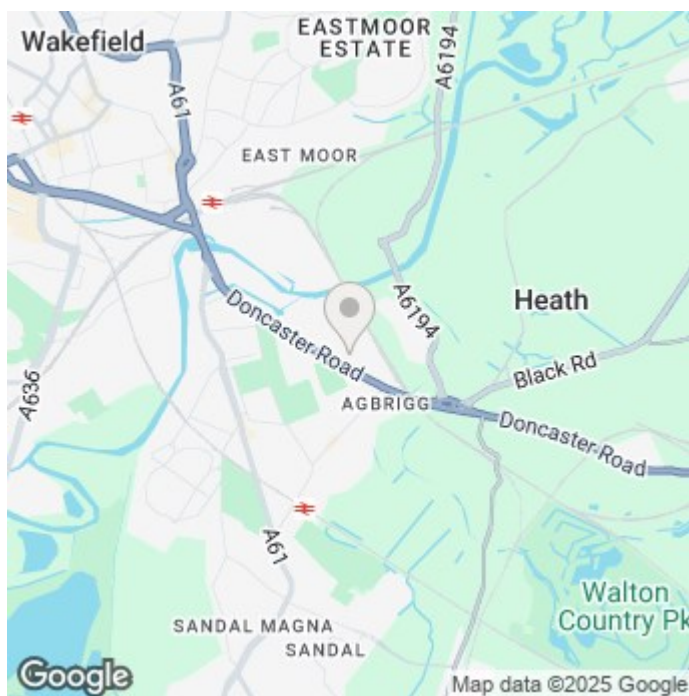


## Floor Plan


GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 387 sq.ft. (35.9 sq.m.) approx.  
Whilst 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 can be given as to their operability or efficiency can be given.  
Made with Metaphor notes



## Energy Efficiency Rating


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