

Chapel Street, Wakefield



£725 PCM



2



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1



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Available immediately is this charming mid-terrace home on Chapel Street, WF4 2AD, offers spacious and versatile living across three floors. Featuring two well-proportioned bedrooms and an additional attic room, the property is ideal for families or professionals seeking extra space. The ground floor boasts a cozy living area and a modern kitchen, while the upper floors provide comfortable bedrooms and a functional attic space. Conveniently located close to local amenities, schools, and transport links, this home blends character with practicality in a sought-after area.



- Spacious Lounge
- Good Sized Kitchen
- Two Bedrooms
- Attic Room
- Gas Central Heating Throughout
- Close to schools & local amenities.
- EPC Grade D

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 11'0" (3.81 x 3.35)

PVCu double glazed window to the front, new floor carpet and gas central heating radiator.

Kitchen

12'9" x 12'6" (3.89 x 3.81)

Modern units has wall cupboards, cupboards and drawers. Single sink with mixer taps, slot in cooker, part tiled, PVCu double glazed window to the rear, stable style external door, store off and tiled floor.

Bedroom One

12'6" x 10'11" (3.81 x 3.33)

PVCu double glazed window to the front, new floor carpet and gas central heating radiator.

Bedroom Two

6'6" x 9'10" (1.98 x 3.00)

PVCu double glazed window and new carpet together with a gas central heating radiator.

Bathroom

9'10" x 5'7" (3.00 x 1.70)

PVCu frosted window, low flush WC, wash hand basin, bath with screen, plumbed in shower, mainly tiled walls and floor. Gas central heating radiator.

Attic Room

11'5" x 16'8" (3.48 x 5.08)

Central PVCu double glazed window, pitched ceiling and gas central heating radiator.

Outside

Yard to the rear.

Disclaimer

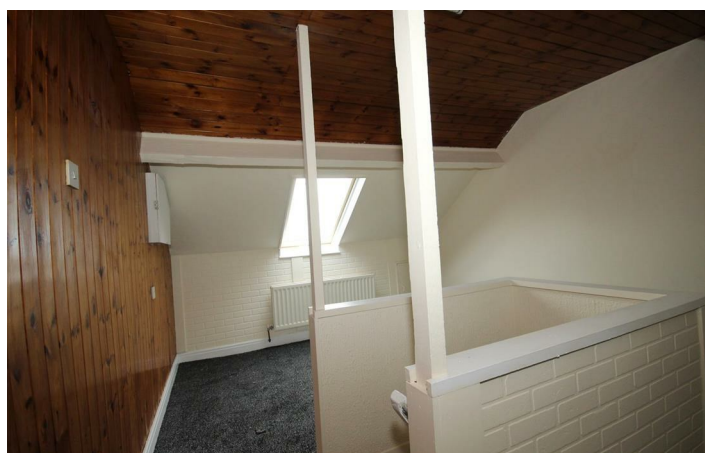
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation to ensure no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars accurate and reliable, these are a general guide to the property, if there are any further details required please contact our office for further information. All fixtures and fittings are excluded from the sale unless specifically mentioned otherwise.

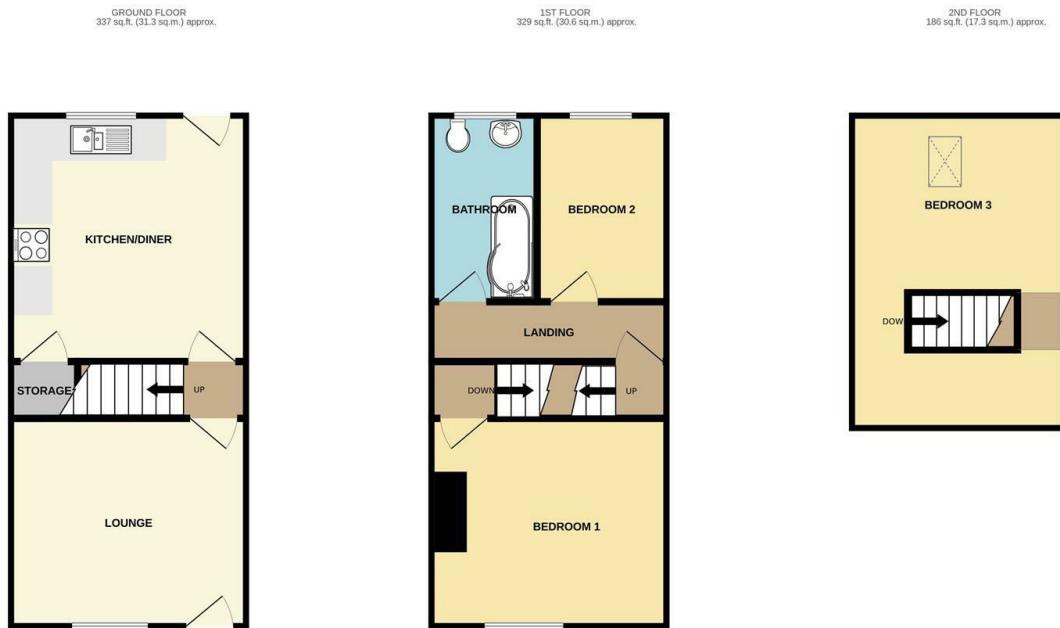
3. Measurements: All measurements are approximate room sizes and should only be used as a general guide. You must verify the dimensions before ordering carpets or any furniture.

4. Services: We have not tested any of the equipment or appliances in this property, we strongly advise prospective buyers to arrange their own survey or service reports before finalising their offer to purchase.

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Floor Plan




TOTAL FLOOR AREA: 853 sq.ft. (79.2 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 mis-statement. 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.

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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		
(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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