



CROWN

ESTATE AGENTS

Pretoria Street, Wakefield



£825 Per Month



2



1



1



62

Welcome to this charming terraced house located on Pretoria Street in the heart of Wakefield. This delightful property has been recently re-decorated and is situated close to restaurants, shops, public transport links, and parks. Don't miss the opportunity to make this home your own!



- 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
- EPC Grade D

Call **01777 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

12'4" x 12'9" (max) (3.77m x 3.89m (max))

A spacious and welcoming lounge featuring a decorative fireplace as a central focal point, creating a cosy atmosphere. The room benefits from a large double glazed window allowing plenty of natural light, a radiator, and ample space for a range of living room furniture.

Dining Kitchen

8'6" x 12'9" (max) (2.61m x 3.89m (max))

A well-proportioned dining kitchen fitted with a range of wall and base units, complemented by ample worktop space. The room offers space for a dining table and benefits from a stainless steel sink, cooker point, and a door providing access to the enclosed rear yard.

Family Bathroom

4'7" x 8'7" (1.41m x 2.63m)

A practical ground floor family bathroom fitted with a white three-piece suite comprising a panelled bath, wash hand basin and low flush WC. The room also benefits from a radiator and a frosted window, providing natural light and ventilation.

Bedroom 1

12'10" x 10'5" (3.93m x 3.20m)

A generously sized double bedroom offering ample space for a range of bedroom furniture. The room benefits from a double glazed window allowing plenty of natural light and a neutral finish, creating a bright and inviting space.

Bedroom 2

9'3" x 11'0" (2.83m x 3.37m)

Double bedroom with double glazed window and radiator

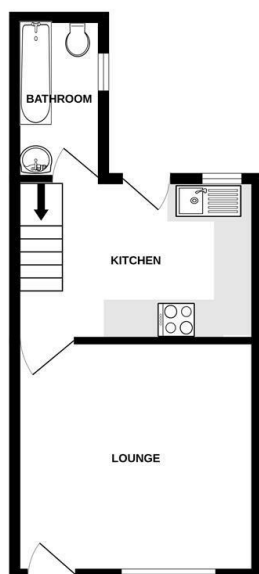
External

Enclosed yard to the rear

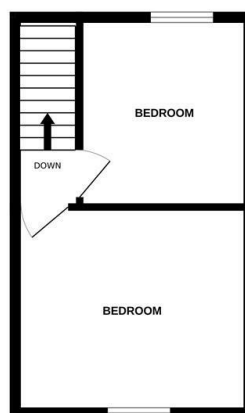


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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 is given as to their operation or efficiency can be given. Made with floorplan creator.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		81
(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.

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