



CROWN

ESTATE AGENTS

Barnstone Vale, Wakefield



£875 Per Calendar Month



2



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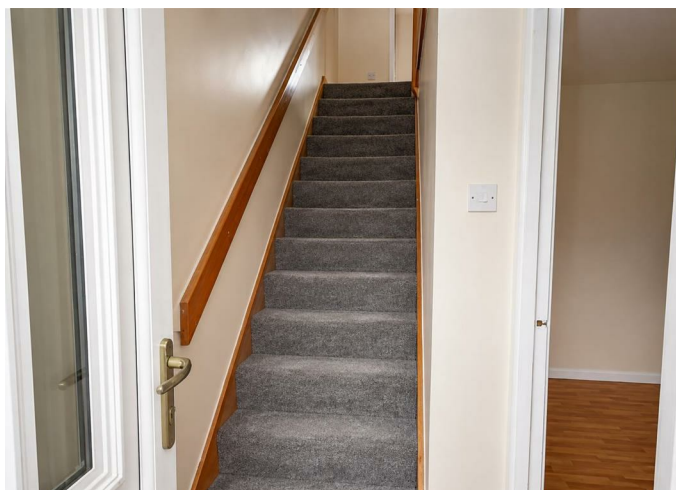


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43

Crown Estate Agents are delighted to present this excellent two-bedroom semi-detached home, ideally situated close to Pinderfields Hospital and offering convenient access to Wakefield town centre, local shops and a range of amenities. The property also benefits from a well-proportioned rear yard, private driveway and garage, making this an appealing home for a variety of buyers or tenants. To view this spacious semi-detached property contact us on 01977 285111!



- Lounge
- Kitchen/Diner
- Two Bedrooms
- Family Bathroom
- Lawned Area To Front & Rear
- Drive And Garage
- Available from 1st September
- Council Tax Band B
- 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**

Front Garden

To the front of the property you have a well presented small lawned area, with a drive leading up the side of the house to the garage.

Entrance

Enter the property through the Upvc double glazed door in to the entrance lobby, from here you have access to the staircase, kitchen/diner and the lounge.

Kitchen/Diner

8'7" x 10'3" ((max) x (max)) (2.62 x 3.12 (2.61(max) x 3.13(max)))

Kitchen consists of wall and base units with work surface over, sink and drainer. Also in this room you have room for a dining area perfect for family meals.

Lounge

11'8" x 15'4" (3.56 x 4.67)

This is a good sized lounge with a double glazed window with a view to the rear of the property.

Bedroom One

10'6" x 11'7" (3.20 x 3.53 (3.19 x 3.54))

This is a good sized bedroom with a double glazed window with views to the rear elevation of the property.

Bedroom Two

9'3" x 11'7" ((max) x (max)) (2.82 x 3.53 (2.81(max) x 3.54(max)))

This bedroom is slightly smaller but will still make a good sized bedroom the double glazed window has a good view to the front elevation of the property.

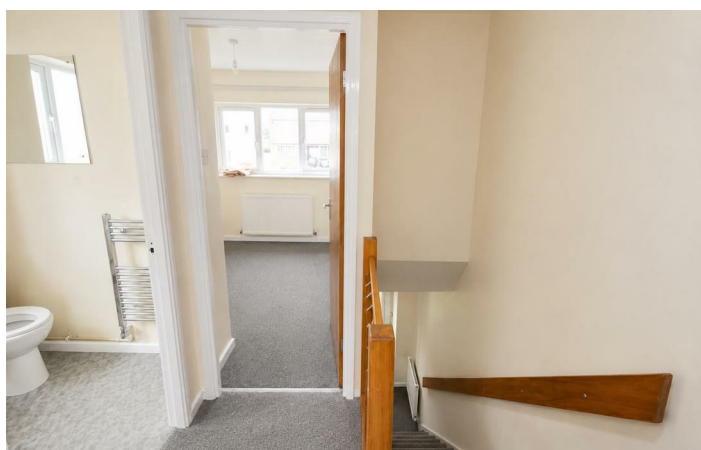
Family Bathroom

5'5" x 6'10" (1.65 x 2.08 (1.66 x 2.09))

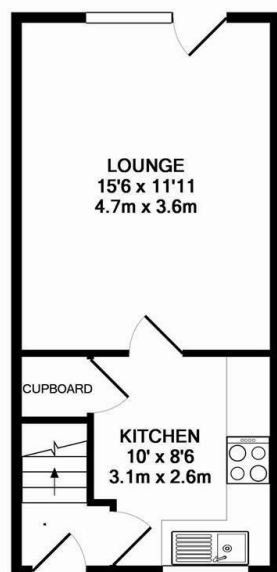
Bathroom consists of a three piece bathroom suite comprising of bath, low flush WC, a wash hand basin and a frosted glass Upvc double glazed window.

Rear Garden

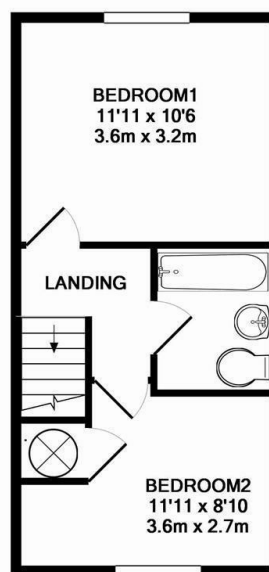
This good sized rear garden has a good sized lawned area.



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		89
(81-91) B		
(69-80) C		
(55-68) D		43
(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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