

**Pretoria Street, Wakefield****£875 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 **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

### Lounge

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

Spacious lounge with double glazed window, radiator and fireplace

### Dining Kitchen

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

Fitted kitchen with a door leading to rear yard

### Family Bathroom

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

Three piece suite located on the ground floor

### Bedroom 1

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

Double bedroom with double glazed window and radiator

### Bedroom 2

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

Double bedroom with double glazed window and radiator

### External

Enclosed yard to the rear



FLOOR PLAN



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 as to their operability or efficiency can be given. Made with MyHomePlan.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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