

## 32 Lincoln Street, Wakefield



**£600 Per Month**



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38

We are pleased to present this studio flat situated on the outskirts of Wakefield town centre, ideally placed for all local amenities and public transport and is within walking distance to Wakefield College. This would be the perfect property for a single occupant or young couple. This amazing apartment deserves a viewing at your earliest convenience. **\*\*COUNCIL TAX and UTILITIES INCLUDED\*\***



- Available Immediately.
- Utilities Included - Council Tax, Water and Electricity.
- Separate Lounge/Bedroom and Kitchen.
- Shower Room.
- Electric Heating.
- Tastefully Decorated Throughout.
- On Street Parking.
- 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

### Lounge/Bedroom

12'11" x 9'2" (3.94 x 2.79)

With uPVC window, laminate flooring, electric heater and TV point.

### Kitchen

9'6" x 13'8" (2.90 x 4.17 (2.89 x 4.16))

With uPVC window, complete with single sink drainer and mixer tap, kitchen units and cupboards, washing machine and laminate flooring throughout.

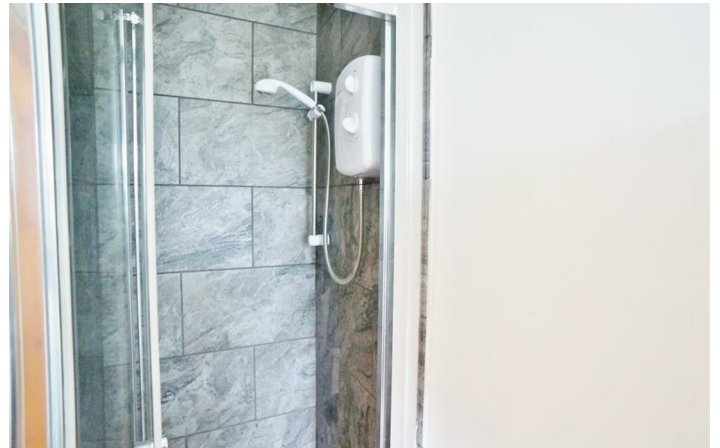
### Shower Room

9'0" x 2'6" (2.74 x 0.76)

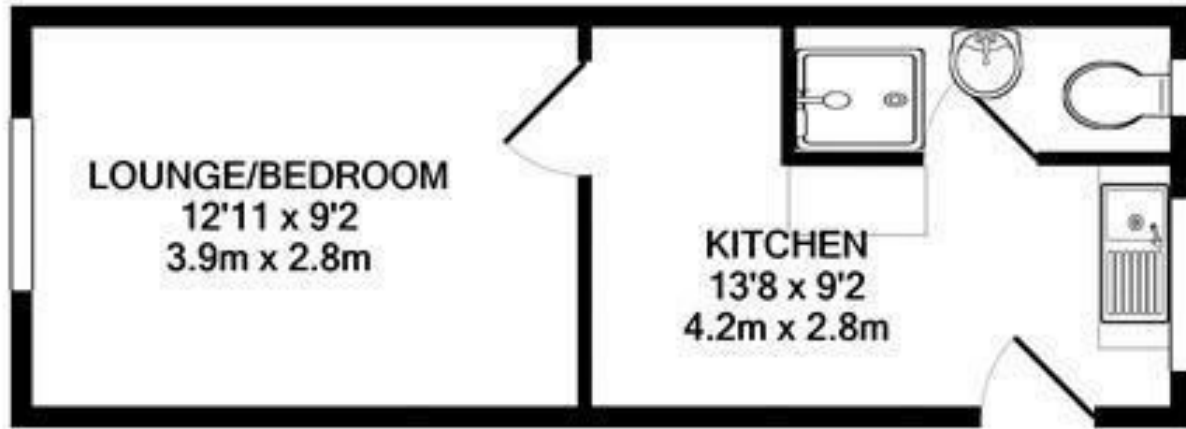
Complete with shower cubicle and electric shower, low flush WC, wash basin and partially tiled throughout.

### Floorplan

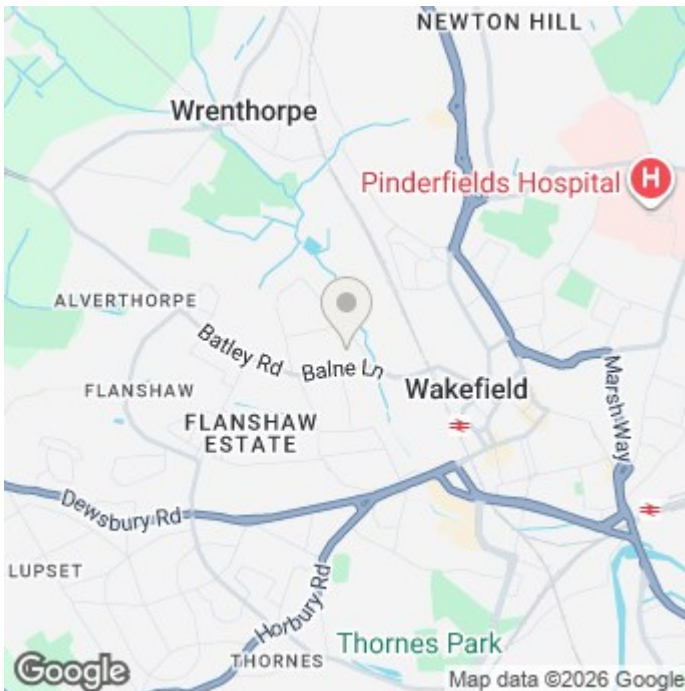
### EPC



FLOOR PLAN



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</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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