



CROWN

ESTATE AGENTS

32 Lincoln Street, Wakefield



£650 Per Calendar Month



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1



1



38

Crown Estate Agents are pleased to present this studio apartment, conveniently situated close to Wakefield town centre. The property is well placed for access to local amenities and public transport links, and is within walking distance of Wakefield College.

The accommodation comprises a combined lounge/bedroom, separate kitchen and shower room, with council tax, water and electricity included within the rent.

An ideal property for a single occupant or couple looking for conveniently located accommodation close to the town centre.



- Studio Apartment
- Combined Lounge/Bedroom
- Separate Fitted Kitchen
- Shower Room
- Electric Heating
- Council Tax, Water & Electricity Included
- On-Street Parking
- Close to Wakefield Town Centre
- EPC Rating 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**

Lounge/Bedroom

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

A versatile living and sleeping space featuring a uPVC dwindow, laminate flooring, electric heater and TV point.

Kitchen

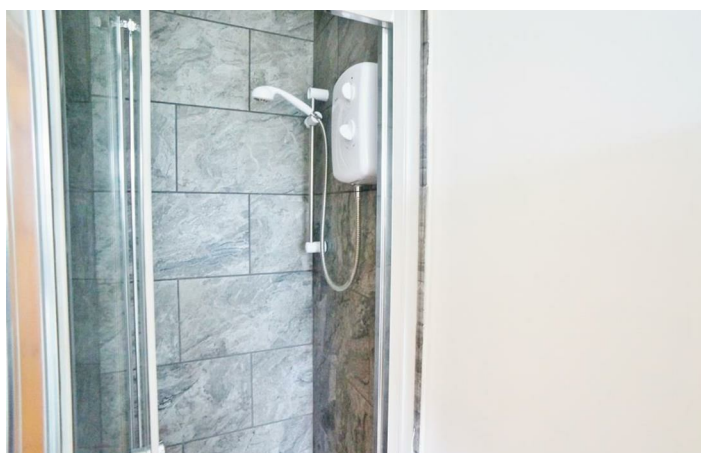
9'5" x 13'7" (2.89 x 4.16)

A fitted kitchen comprising a range of wall and base units, work surfaces, single sink and drainer with mixer tap, together with a washing machine. A uPVC window provides natural light, with laminate flooring completing the room.

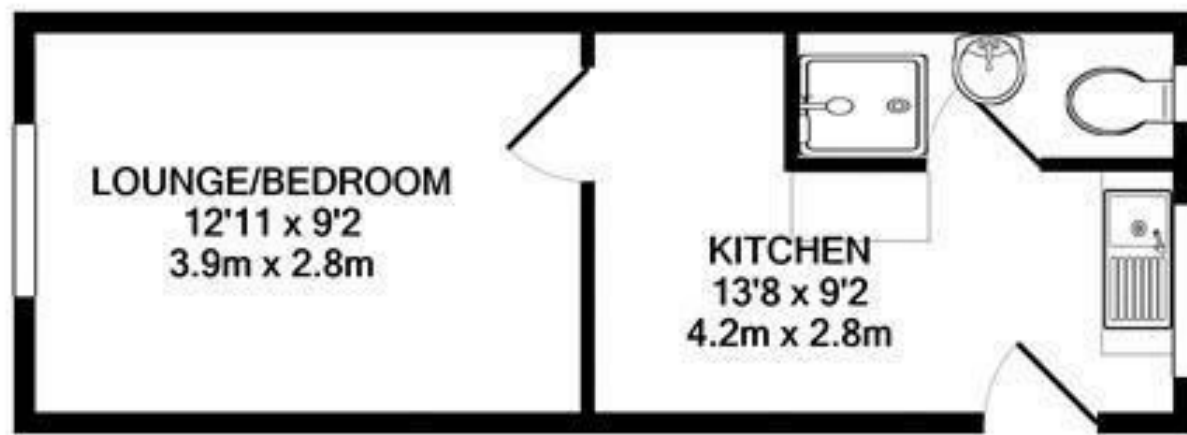
Shower Room

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

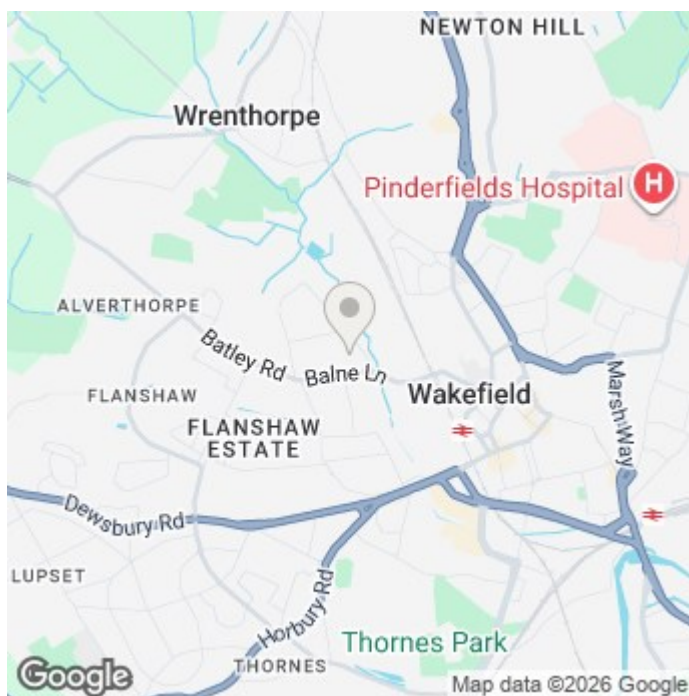
A shower room fitted with a shower cubicle and electric shower, low-flush WC and wash hand basin, with tiled surrounds.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	38	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property

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