



CROWN

ESTATE AGENTS

Glastonbury Avenue, Wakefield



£1,150 Per Calendar Month



3



1



1



61

Nestled on Glastonbury Avenue in Wakefield, this three-bedroom detached house presents an ideal opportunity for families seeking a comfortable and convenient home. This home is particularly appealing for those who work at or near Pinderfields Hospital, as it is situated just a short distance away, making daily commutes a breeze.



- Lounge, Kitchen, Dining Room
- Three First Floor Bedrooms
- Modern Bathroom
- Conservatory
- Detached Garage
- Lawn Garden to the Front
- Enclosed Garden to the Rear
- Council Tax Band C
- EPC GRADE D

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**

Living Room

11'4" x 15'10" (3.46 x 4.84)

Dining Room

8'3" x 9'6" (2.53 x 2.92)

Kitchen

Conservatory

9'4" x 8'10" (2.86 x 2.70)

Bedroom One

14'11" x 13'2" (4.55 x 4.03)

Bedroom Two

9'7" x 10'11" (2.94 x 3.34)

Bedroom Three

8'9" x 7'8" (2.68 x 2.35)

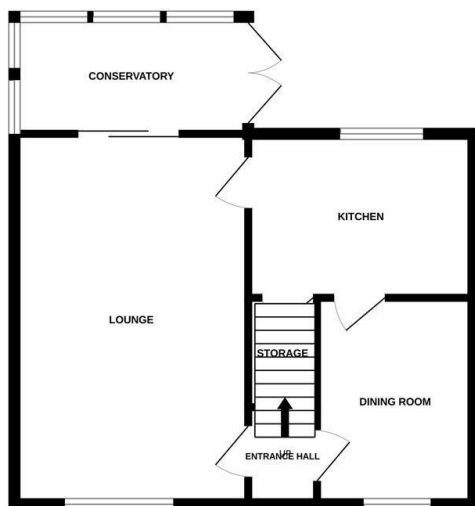
Bathroom

6'2" x 6'7" (1.89 x 2.02)

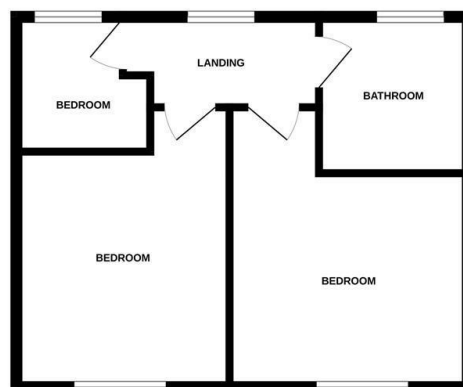


Floor Plan

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 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	61	
(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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