

Apartment (EPC Rating: D)

**FLAT 3, 15 WENTWORTH STREET,  
WAKEFIELD, WFI 2QU**  
Per month

**£850 Per**



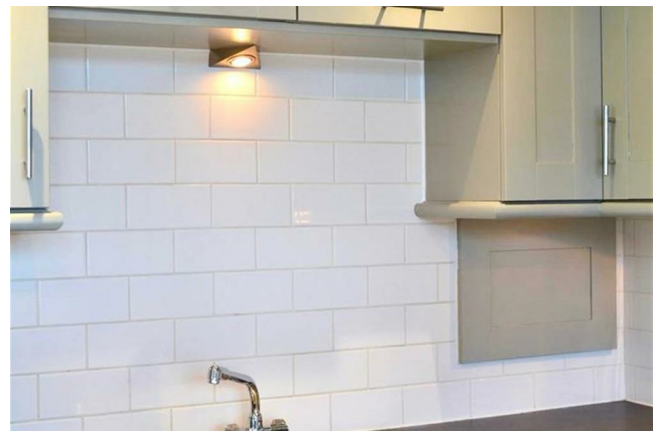
# 1 Bedroom Apartment located in Wakefield

This spacious, one-bedroom duplex apartment is pet-friendly and located in the heart of Wakefield. The property boasts abundant natural light, views of the square, and convenient access to the St. John's Church green area. It offers efficient gas central heating, high-speed internet in the area, and on-street permit parking. The fully fitted kitchen includes integrated appliances such as a fridge/freezer, oven, hob, dishwasher, and washing machine.

Thanks to St. John's historic significance, the location is a popular filming spot for TV programs. It's a highly sought-after area, ideal for young professionals or anyone who enjoys a quiet, traditional living space within walking distance of the city centre.

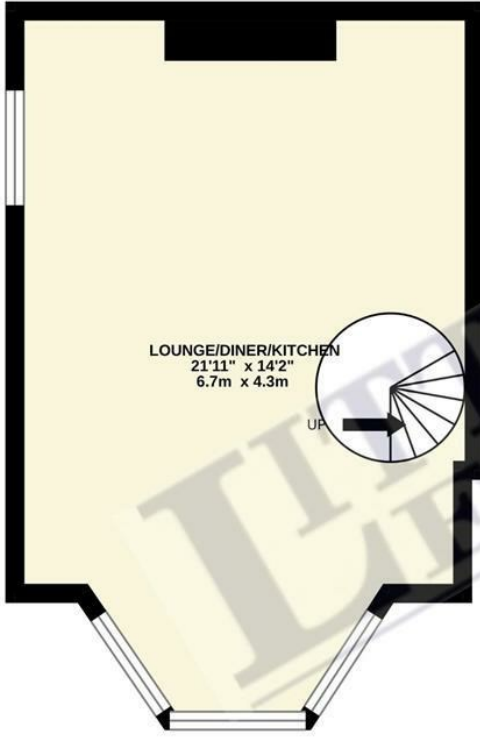
St. John's Square in Wakefield offers excellent transport access. The location is highly convenient, being just a short walk from Wakefield Westgate train station and the city centre. The proximity to the train station means that residents can easily access both local and long-distance train services.

For those who prefer driving, on-street permit parking is available, and the location is also close to major road networks such as the M1 and M62, making it easy to reach other parts of the country.

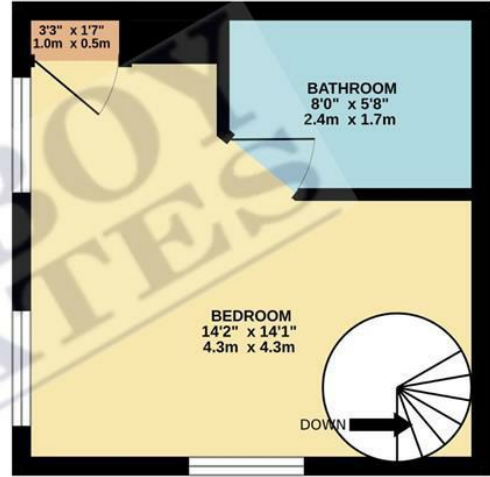


HEAD OFFICE | N14 ST. JOHN'S SQUARE, WAKEFIELD, WEST YORKSHIRE, WF1 2RA

GROUND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



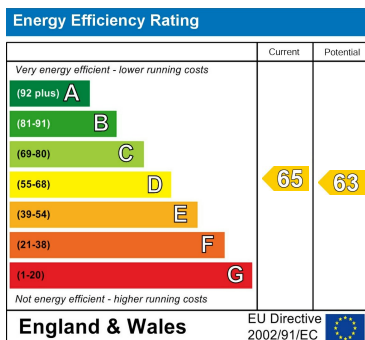
TOTAL FLOOR AREA: 471 sq.ft. (43.7 sq.m.) approx.

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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Council Tax Band

**A**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

