



CROWN

ESTATE AGENTS

Dunbar Street, Wakefield



£550 Per Month



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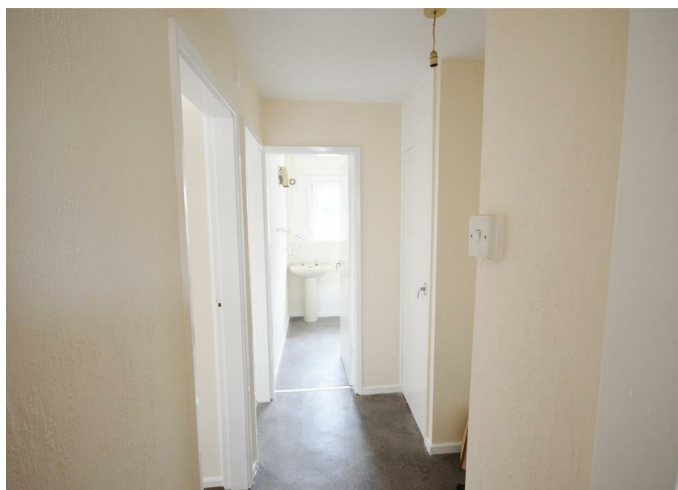


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Situated within easy reach of Wakefield City Centre, this well-presented one-bedroom apartment enjoys a convenient location close to a wide range of shops, restaurants and everyday amenities. Excellent transport links, including nearby road and rail connections, make it an ideal choice for commuters, while the practical layout offers comfortable living suited to professionals and couples alike. To arrange a viewing, contact Crown Estate Agents today on 01977 285111.



- Good Size Lounge
- Kitchen
- Spacious Bedroom
- Double glazed Throughout
- Ideal Location
- EPC Grade E
- Council Tax Band A

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**

Entrance Hall

7'6 x 5'11 (2.29m x 1.80m)

Comprising of an airing cupboard, and panelled flooring.

Lounge

13'0 x 12'4 (3.96m x 3.76m)

A large living area comprising of a picture window to the front aspect of the building and an electric radiator.

Kitchen

7'9 x 5'11 (2.36m x 1.80m)

Comprising of a single sink drainer, wall and base mounted cupboards and drawers, tiled surround, plumbing for a washing machine, electric cooker point on free standing oven and a picture window to the front aspect of the property.

Bedroom

12'5 x 9'11 (3.78m x 3.02m)

A spacious area with a picture window to the rear aspect of the property and an electric radiator.

Family Bathroom

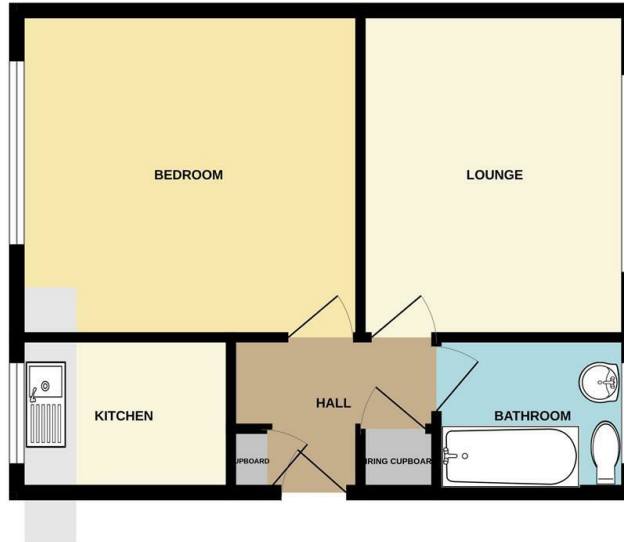
7'1 x 5'11 (2.16m x 1.80m)

Comprising of a low flush WC and hand wash basin, panelled bathtub and shower over, electric radiator, tiled surround and uPVC frosted window to the rear aspect.

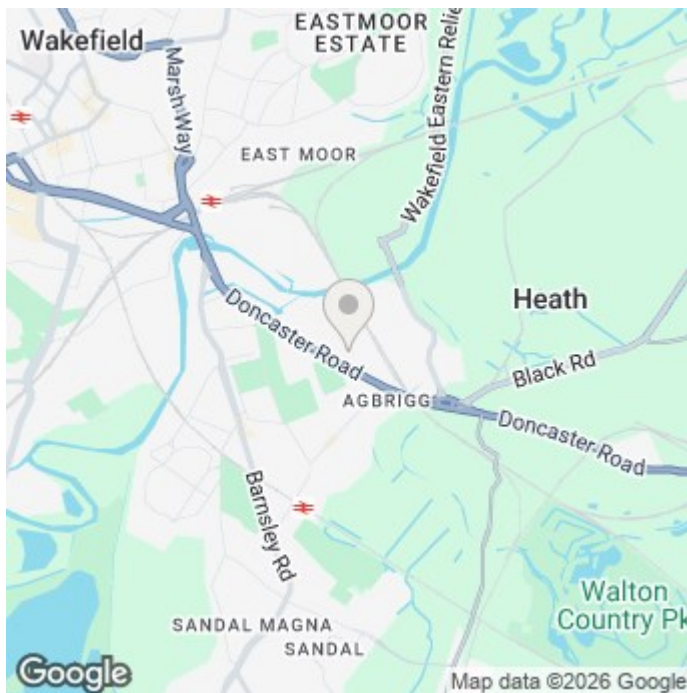


Floor Plan

GROUND 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 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 operation or efficiency can be given. Made with Metropix v0.0.0.0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	73
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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