



# CROWN

## ESTATE AGENTS

### Glastonbury Avenue, Wakefield



**£1,100 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](http://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)

This property comes with a large living area perfect for relaxing or hosting guests! With doors leading off to the conservatory giving access to the rear garden. A central heating radiator is present, keeping the space warm on winter months.

### Dining Room

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

### Kitchen

The kitchen space features modern work surfaces and cupboards. With an oven and space for a washing machine. A large window overlooking the kitchen lets in a plethora of natural light, making the space feel refreshed and vibrant throughout the day

### Conservatory

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

This property boasts a conservatory to the rear of the property! With doors leading from the lounge and out to the rear garden, this conservatory is a great space to relax and unwind with large windows giving great views of the rear garden. The tiled flooring offers both an appealing design, yet also practicality for cleaning and maintenance.

### 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

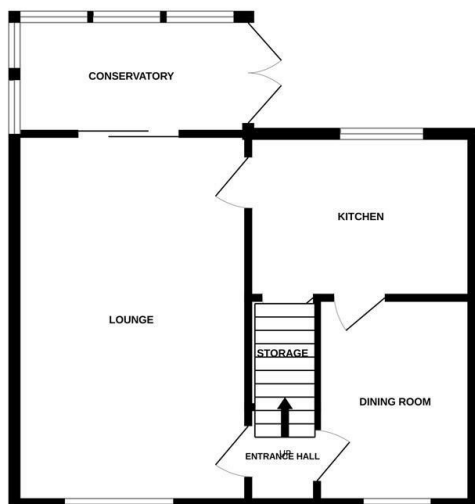
6'2" x 6'7" (1.89 x 2.02)

A highlight of this property is the bathroom, a modern space with a tiled surround and tiled flooring. Low flush wc, wash hand basin and bath all boast a modern fresh feel. A central heating radiator is also present, to keep the property warm and comfortable

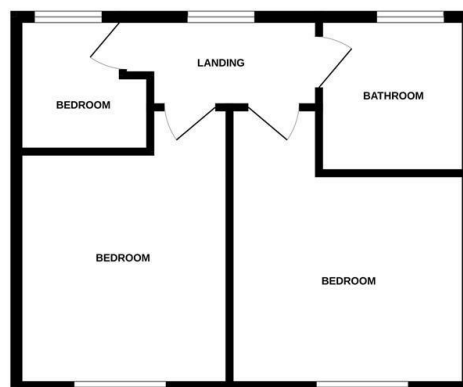


## Floor Plan

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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