



CROWN

ESTATE AGENTS

Wakefield Road, Fitzwilliam



£700 Per Month



1



1



1



56

Crown Estate Agents are delighted to introduce this bungalow ideally situated in the popular area of Fitzwilliam. Offering the convenience of single-level living, this property is perfectly placed for easy access to local amenities and is just a short distance from Fitzwilliam Train Station, making it an excellent choice for those needing convenient transport links. Whether you are looking for a comfortable home or a low-maintenance property in a well-connected location, this bungalow is certainly one to view, call Crown Estate Agents on 01977 285111 to arrange your viewing!



- Good-Sized Lounge
- Well-Appointed Kitchen
- Double Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Close Proximity to Local Transport Routes
- Council Tax Band A
- 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**

Entrance Hall

2'5" x 15'3" (0.74m x 4.67m)

With access to the remainder of the property.

Lounge

14'5" x 14'5" (4.40 x 4.41m)

A spacious and inviting lounge featuring a large rear-facing window providing plenty of natural light, with a door leading directly to the rear garden. The room benefits from new carpets, a coved ceiling, radiator and a decorative fireplace with feature surround. Two wall lights and a central ceiling light complete the room.

Kitchen

7'8" x 14'7" (2.36 x 4.45)

A well-appointed kitchen fitted with a range of wall and base units, drawers and cupboards, complemented by work surfaces and a tiled surround. The kitchen benefits from a stainless steel sink and drainer with mixer tap, a side-facing window providing natural light, a radiator and laminate flooring.

Bedroom

11'8" x 11'6" (3.56m x 3.52m)

A well-proportioned bedroom featuring fitted wardrobes providing useful storage space, together with a side-facing window offering natural light. The room also benefits from a gas central heating radiator and coved ceiling.

Family Bathroom

5'10" x 8'0" (1.78m x 2.46m)

A well-presented family bathroom fitted with a panelled bath with shower over, low flush WC and wash hand basin. The room features a fully tiled surround, tiled flooring, integral lighting and a radiator, together with a UPVC frosted window to the rear providing natural light and privacy.

External

Good-sized enclosed garden to the rear with sheltered space at the rear door.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(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.

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**