



Affitto Estate Agents proudly present to the market this one bedroom apartment located in the heart of Wakefield City Centre, with Trinity Walk Shopping Centre and Wakefield Bus Station right on the door step.

This property comprises of a lounge, a kitchen, a double bedroom, and a fitted bathroom.

The lounge is of a good size and benefits from having large windows giving this area plenty of natural light.

The kitchen incorporates fitted wall and base units which provide ample storage capacity.

The bedroom is of a good DOUBLE size and offers ample space for storing all required furniture.

Finally, the bathroom incorporates a shower cubicle, a toilet and a hand wash basin.

CONTACT US TODAY to arrange a viewing!

Deposit: £750

Holding Deposit: £167.30



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.