



Flat 3, Barstow Square, Wakefield,
West Yorkshire, WF1

£585 per month Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Council Tax Band:
EPC Rating: D

CITY CENTRE ONE BEDROOM FLAT with lovely features. Situated in the centre of Wakefield this property offers an abundance of amenities on the doorstep. Please note there is no parking with this property.
EPC Grade = D
Council Tax Band = A

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Ground Floor

Communal entrance with stairs to all floors.

Second Floor Landing

Door to apartments. Velux window.

Entrance Hall

With door to open plan kitchen lounge room and door to bedroom. There is space within the entrance area for coat/shoe storage.

Kitchen

Fitted with a good range of modern wall and bas units and having an integrated electric oven and hob with extractor over. Space for washing machine and space for free standing fridge freezer. Vinyl flooring and neutral decor.

Living Room

With carpet flooring and feature beams to the ceiling. Neutral decor. Door to shower room.

Bedroom

Double bedroom with carpet flooring and neutral decor. Feature beams to the ceiling.

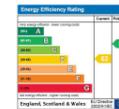
Shower Room

Fitted with shower cubicle, hand wash basin and low flush WC. Tiled walls.

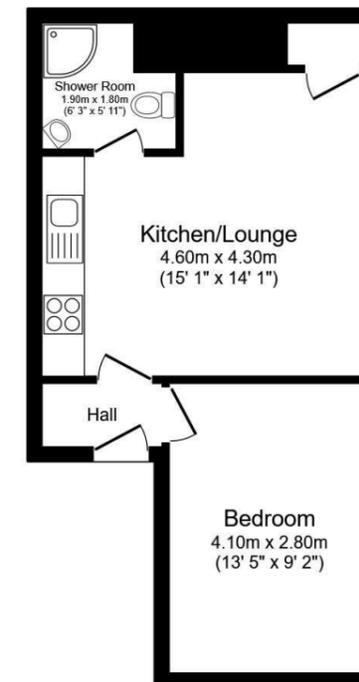
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All Measurements
All Measurements are Approximate.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.



For full EPC please contact the branch.



Total floor area 36.6 sq.m. (394 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com