



**161 Denby Dale Road**  
Wakefield WF2 8ED

## PROPERTY FEATURES

- Modern ground floor flat
- 2 double bedrooms
- Spacious lounge
- Energy efficient gas central heating system
- Garage and well maintained gardens
- Within walking distance of City Centre
- Easy access to both Westgate & Kirkgate stations
- Excellent road links to the Yorkshire region
- Situated opposite Thornes Park
- For all enquiries call FSL Estate Agents



**01924 200101**

Offers in the Region Of £107,500



## PROPERTY DETAILS

Now offered for sale is this modern ground floor flat which benefits from 2 double sized bedrooms and a good sized living room. The gas centrally heated and UPVC double glazed property provides excellent commuter links being within walking distance of the City Centre and both Westgate and Kirkgate railway stations and its position on Denby Dale Road allows easy access to the nearby motorway networks. For further details and to arrange a viewing contact FSL Estate Agents on 01924 200101.

## ACCOMMODATION

Accommodation briefly comprises; entrance lobby, living room, inner hallway, breakfast kitchen, 2 double bedrooms and bathroom. To the front, communal gardens and parking space. To the rear, single car garage within garage block. For approximate room sizes and indicative room layout please refer to the floor plans.

### Entrance Lobby

With UPVC entrance door and doorway leading into the living room.

### Living Room 14' 0" x 12' 4" (4.255m x 3.756m)

A good sized living room with gas fire.

### Inner Hallway

Linking all of the internal rooms. Useful storage cupboard

### Breakfast Kitchen 9' 11" x 8' 4" (3.017m x 2.540m)

Fitted with a range of base units and worksurfaces. Plumbing for freestanding washing machine and space for a slot in cooker. Useful store room and boiler cupboard.

### Bedroom 1 16' 4" x 9' 4" (4.980m x 2.850m)

A spacious double bedroom.

### Bedroom 2 10' 0" x 8' 0" (3.041m x 2.450m)

A second double sized bedroom.

### Bathroom 6' 7" x 5' 4" (2.007m x 1.636m)

Fitted with a part coloured bathroom suite which would benefit from upgrading.

### Outside

The property is surrounded by well maintained gardens with parking space to the front. To the rear there is a single car garage within a communal garage block.

## TENURE

Leasehold with 999 years remaining from March 1992. There is an annual service charge to cover one tenth of the buildings insurance and nominal management costs (Approx £195 in 2024)

## ENERGY PERFORMANCE RATING

The property has an EPC rating of C (71).

## COUNCIL TAX BAND

Band A.

## VIEWINGS

For further information and to arrange a viewing contact our friendly team on 01924 200101.

## IMPORTANT NOTICE

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



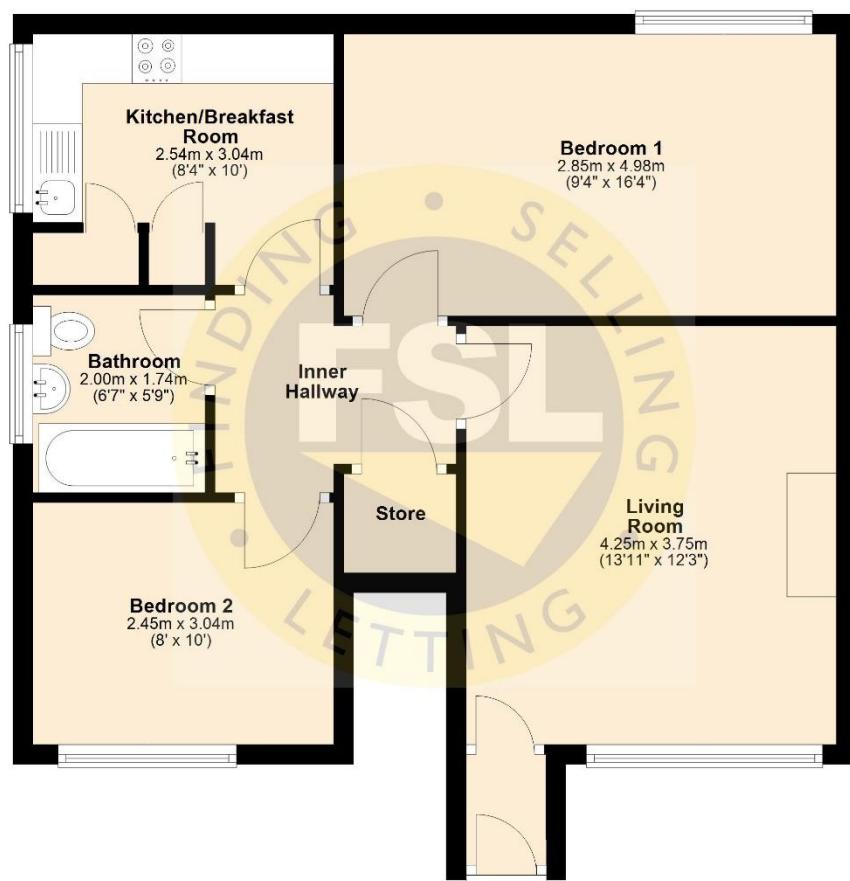
### Floor Plan

Approx. 57.1 sq. metres (614.5 sq. feet)



### Floor Plan

Approx. 57.1 sq. metres (614.5 sq. feet)



161 Denby Dale Road, Wakefield



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**



FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: [www.fslestateagents.com](http://www.fslestateagents.com) E-mail: [enquiries@fslea.com](mailto:enquiries@fslea.com)

## ENERGY PERFORMANCE CERTIFICATE

16/05/2024, 13:27 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

**Energy performance certificate (EPC)**

161 Denby Dale Road WAKEFIELD WF2 8ED	Energy rating <b>C</b>	Valid until: <b>25 October 2032</b>
Property type Ground-floor flat		Certificate number: <b>9330-2516-5200-2522-1155</b>
Total floor area <b>57 square metres</b>		

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**  
This property's energy rating is C. It has the potential to be C.  
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2516-5200-2522-1155?print=true>

## SCAN HERE

Scan the QR Code with your smart phone to view this property and further details on our website [www.fslestateagents.com](http://www.fslestateagents.com)



See all our properties at  
**OnTheMarket.com**  
**Zoopla.co.uk**

