



## 32 Bluebell Road, East Ardsley, Wakefield, WF3 2LS

Property Ref - 32BBR

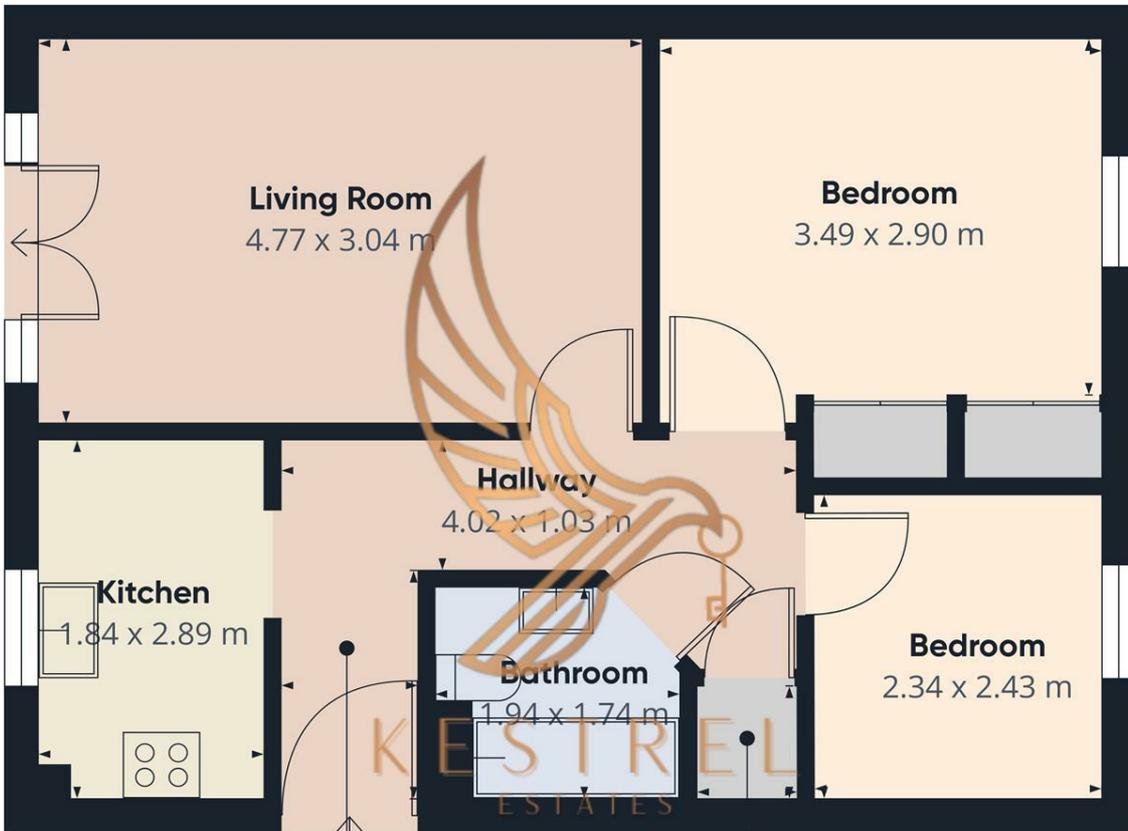
A well-presented two-bedroom flat located in a quiet, well-maintained residential area of Wakefield. This property offers a peaceful living environment while remaining conveniently close to local amenities and transport links, making it ideal for professional tenants or couples.

The flat features a bright and comfortable living area, a modern fitted kitchen with ample storage, and two well-proportioned bedrooms. The bathroom is clean and functional, with contemporary fittings throughout. The property benefits from a calm neighbourhood atmosphere, perfect for those seeking a relaxed home after work.

\*Properties may be virtually staged to provide a guide to the living space available\*

- Two spacious bedrooms
- Ideal for couples and professionals
- Well-presented throughout

**£795 Per Calendar Month**



Hallway  
1.07 x 1.83 m

0.81 x 0.96 m



Approximate total area<sup>(1)</sup>  
48.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	