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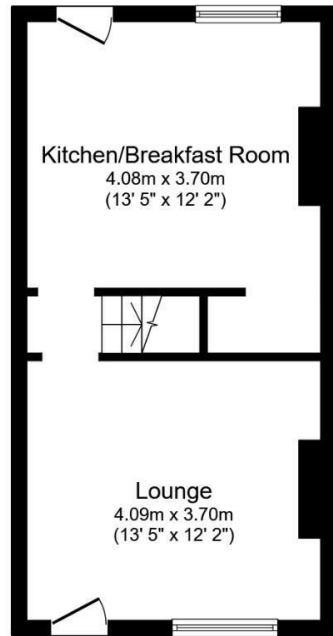
8 Templar Street, Wakefield, WF1 5HB

£112,500

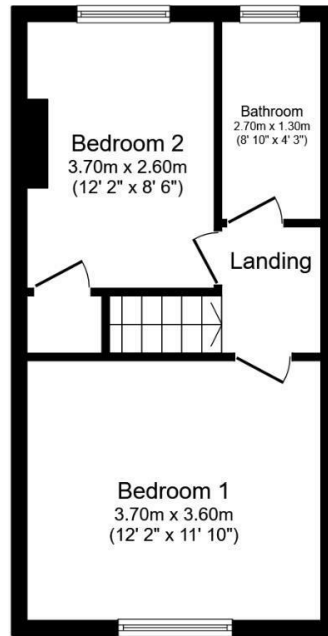
Property Images



Floorplan



Ground Floor
Floor area 33.9 m² (364 sq.ft.)



First Floor
Floor area 33.9 m² (364 sq.ft.)

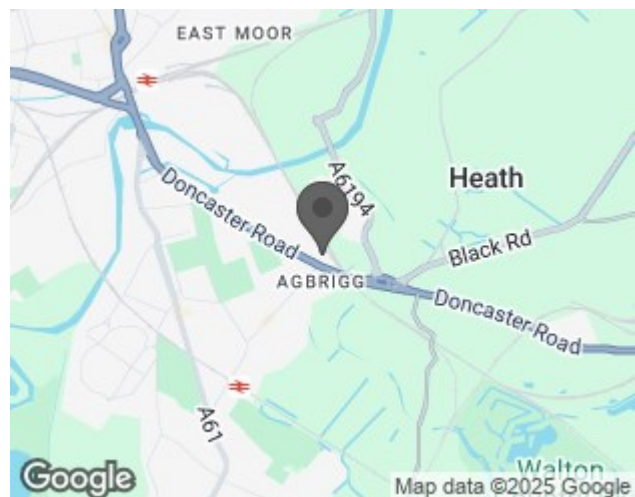
TOTAL: 67.7 m² (729 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

2 bed inner through terrace offered to INVESTORS with tenant in situ. FULLY COMPLIANT - EPC C71 - Feb 2035, GAS SAFETY - May 2026, EICR - Mar 2026. The property lies in a convenient position for access to the centre of Wakefield. Sandal and Agbrigg rail station is just over 1/2 mile away and Wakefield Kirkgate rail station is less than 1 mile away. The recently constructed Wakefield Eastern Relief Road is in close proximity. Accommodation comprises Lounge, Kitchen Diner to the ground floor, 2 bedrooms and bathroom to the first floor. Externally there is a gated yard to the rear with useful brick built outbuildings, whilst the front provides on street parking. Tenant has been in occupation in excess of 16 years on a rolling AST and has expressed a desire to remain at the property with a new landlord. For further details, please contact Sally at Hunters Castleford.

Features

• TURN-KEY INVESTMENT • LONGSTANDING TENANT • EPC RATING C71 TO 23/02/35 • EICR CERTIFIED TO 28/03/26 • GAS SAFETY CERTIFIED TO 11/05/26 • CURRENT RENT £700PCM • CLOSE TO CITY CENTRE • EXCELLENT TRANSPORT LINKS • COUNCIL TAX BAND A