



**Post Office Road, Featherstone Pontefract WF7 5EP**





**Welcome to**

**Post Office Road, Featherstone Pontefract**

\*\*\*GUIDE PRICE £50,000 - £60,000\*\*\* If you are looking for an APARTMENT with a fantastic yield then look no further as there is a sitting tenant paying £575pcm! Boasting ONE bedroom, lounge, kitchen and an office as well as an allocated PARKING space! Internal inspection is advised!!



## Summary

Offered for SALE is this one bedroom apartment with an office which is in modern condition throughout. Being on the first floor this apartment is spacious and open plan. There is allocated parking to the rear also. The property would suit the first time buyer or any investor looking for a rental portfolio. The property is close by to the train station and town centre. .

## Lounge

9' 7" x 19' 4" ( 2.92m x 5.89m )

With two double glazed windows to the rear aspect, a cupboard housing the water tank and two electric heaters.

## Kitchen

13' 5" x 7' 9" ( 4.09m x 2.36m )

A fitted kitchen consisting of wall and base units with work surfaces over, an electric oven, an electric hob with cooker hood over, plumbing for a washing machine and a double glazed windows to the rear aspect.

## Bedroom One

13' 7" x 8' 7" ( 4.14m x 2.62m )

With a double glazed window to the side aspect and an electric heater.

## Office

8' 6" x 5' 3" ( 2.59m x 1.60m )

## Bathroom

A suite consisting of a low level flush wc, wash hand basin, bath with mixer taps, part tiling, extractor fan and electric heated towel rail.

## Externally

To the rear of the property is a communal parking area.



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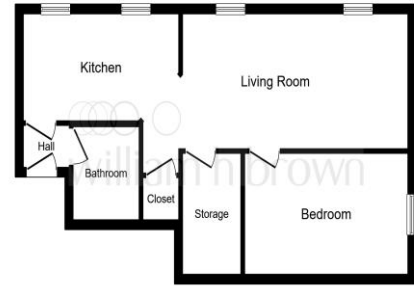
- \*\*\*GUIDE PRICE £50,000 - £60,000\*\*\*
- One Bedroom Apartment
- Modern Condition
- Sitting Tenant Paying £575PCM
- Positioned On The First Floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Feb 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON114652 - 0018

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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