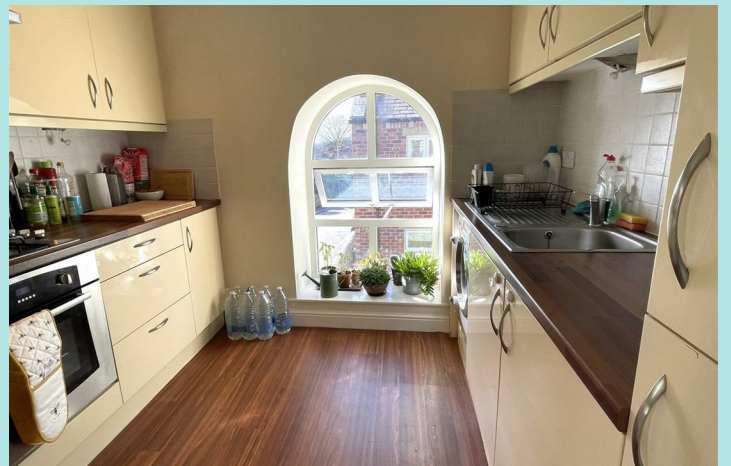


WS

RESIDENTIAL



7 Baden Powell Hall Town Gate

Scholes, Cleckheaton, BD19 6EP

£114,950 Leasehold





A wonderful investment opportunity has arisen to purchase this well presented, first floor apartment which forms part of this beautiful residential conversion in the heart of Scholes village. Benefiting from spacious accommodation with two bedrooms, gas central heating and stunning arched timber framed double glazed windows throughout, and convenient access to the motorway network.

Generating a gross annual income of £7,800 and a yield of 6.7% at the advertised marketing figure; The apartment is let on a standard Assured Shorthold Tenancy agreement, holding over on a rolling basis so remaining available for rent review on an annual basis at the appropriate anniversary.

Location

Baden Powell Hall is located on Town Gate, just off the B6120 Whitechapel Road, in the popular residential village of Scholes which benefits from a variety of local amenities and is extremely well placed to take advantage of good local schools and easy access to both the A58, M62 and M606. Further amenities are available in nearby towns such as Brighouse, including many supermarkets, high street and local shops, a lovely choice of restaurants and bars, a swimming pool/leisure centre, bus station and railway station.

Accommodation

Accessed via the communal entrance on the ground floor, apartment 7 can be found on the first floor. Step inside and you will appreciate the accommodation is spacious. Accessed off the entrance hallway are two good sized bedrooms and a bathroom featuring a three piece suite comprising: low flush WC, pedestal wash hand basin and panelled bath with shower over. To the far end of the hall, there is a generous lounge with dual aspect windows giving access to the kitchen. Having a range of cream wall, drawer and base units with a wood effect roll top work surface, cream tiled splash backs and inset stainless steel sink with mono-bloc mixer tap. Integrated appliances include a fridge freezer, electric oven with 4 ring gas hob and overlying extractor hood and plumbing for an automated washing machine.

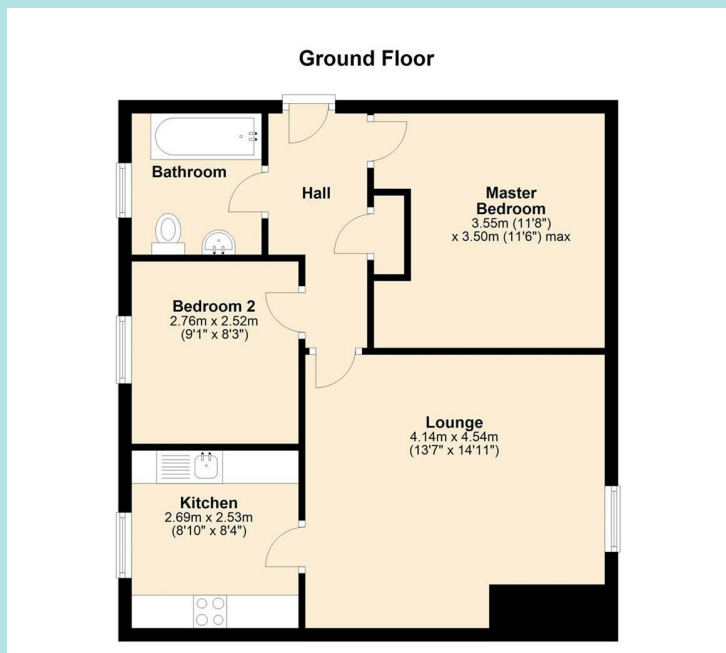
Externally the apartment benefits from private communal parking to the rear.

Lease Information

Please Note, the property is to be sold on a long leasehold title the details of which are currently being finalised. Example service charge figures for the development as at December 2023 were:

Ground Rent - £200 per annum.
Service Charge - £1552 (£388 a quarter).

Council tax band: A
EPC rating: C
Ground rent: TBC
Service charge: TBC



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.