

MoveNow Properties



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FOR SALE

Trilby Street, Wakefield,

WF1 4LE

2 Bedroom, Mid Terrace

£95,000



Movenowproperties offer this 2 bedroom mid terrace property for sale within walking distance of Wakefield town centre and Trinity Walk shopping centre. Ideal investment opportunity with potential rental yield of approx. 8%.

- 2 bedrooms
- Recently undergone full rewire
 - Recently fitted combi boiler
 - Ideal investment opportunity
- Potential rental yield of approx. 8%
- Close to Wakefield town centre and Trinity Walk shopping centre

Accommodation briefly comprises:

Living Area

Measurements: 14' 10" x 12' 1" (4.53m x 3.68m)

Laminate flooring, door to kitchen and door to stairs, double glazed window to front, external entrance door and 2 radiators.



Kitchen

Measurements: 12' 1" x 7' 10" (3.68m x 2.38m)

A range of wall and base units with complementary work surfaces, stainless steel sink and drainer, double glazed window, electric oven and gas hob, external door to rear yard, door to cellar and radiator.



Stairs & Landing

Carpet flooring and doors leading to separate rooms.

Bedroom 1

Measurements: 12' 1" x 11' 10" (3.69m x 3.60m)

Large double bedroom with radiator and double glazed window to front aspect.



Bedroom 2

Measurements: 7' 10" x 7' 9" (2.39m x 2.37m)

Single bedroom with radiator and double glazed window to rear.



Bathroom

Measurements: 7' 10" x 3' 7" (2.39m x 1.09m)

Comprising of bath, pedestal wash basin, low flush WC, frosted double glazed window, storage cupboard and part tiling to walls.



Outside

Low maintenance enclosed rear yard with rear bin access and outhouse.



Notes

This property has recently undergone a full electrical rewire and combi boiler fitting.

Broadband Connection

Basic 15 Mbps

Superfast 50 Mbps

Ultrafast 1000 Mbps

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

On street parking via permit

Council Tax

Band A

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

Considering selling or letting your property?

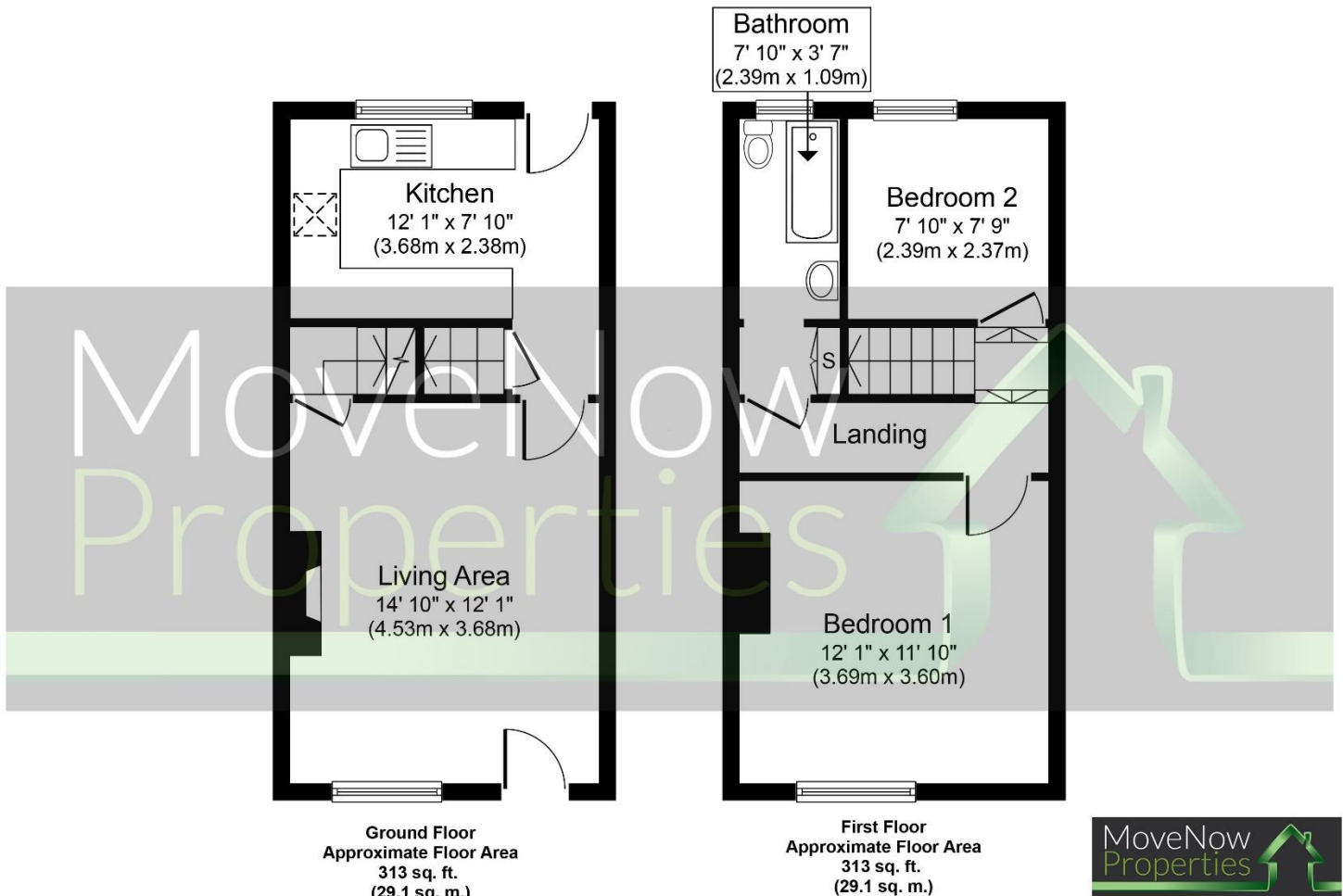
For a free valuation on your property please do not hesitate to contact us:

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info@movenowproperties.com / www.movenowproperties.com

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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