



£299,995

TENURE : FREEHOLD

Pinderfields Road, Wakefield, WF1

Bedrooms : 6

Bathrooms : 3

Reception Rooms : 2

**Investment opportunity with
2 one-bedroom apartments
and 4 studio flats**

**Approximate annual rental
income of approx. £27**

**Top-floor and basement self-
contained units**

**Communal entrance with
hallway and stair access**

**Studios feature fitted
kitchenettes**

Movenowproperties.com LTD
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Website: <https://movenowproperties.com>


**MoveNow
Properties**

MoveNowProperties are pleased to offer a great investment opportunity. This building includes two one-bedroom apartments and four studio flats, including a top-floor and a basement unit. The property generates an approximate annual income of £27,000, making it ideal for landlords seeking strong rental returns in a popular location.

Communal Entrance

The main entrance leads into a hallway with individual doors to Studio 1 and Studio 2, a downstairs WC and a staircase providing access to the first floor.

Studio 1

Measurements: 14'3" x 13'7" (4.34m x 4.13m)

A bright studio featuring a fitted kitchenette with wall and base units, a stainless steel sink with drainer, tiled splashbacks, and carpeted flooring. A large bay double-glazed window overlooks the front of the property, and the room is heated via an electric fire.

Studio 2

Measurements: 14'1" x 12'2" (4.28m x 3.71m)

This self-contained studio offers a functional kitchenette with storage units, a sink and drainer, tiled splashbacks, and carpet flooring. A double-glazed rear-facing window lets in natural light, and heating is provided by an electric fire.

First Floor Landing

The landing is fully carpeted and features a double-glazed rear window, with doors leading to Studios 3 and 4, a communal bathroom, and stairs continuing to the top floor.

Studio 3

Measurements: 14'1" x 12'0" (4.29m x 3.67m)

A rear-facing studio with a compact kitchen area featuring wall and base units, sink and drainer, and tiled splashback. The room is carpeted throughout and includes an electric fire for heating.

Studio 4

Measurements: 12'4" x 11'10" (3.76m x 3.61m)

Located at the front of the property, this studio offers a similar layout with a fitted kitchenette, carpeted flooring, a double-glazed front window, and an electric fire.

Top Floor – Room 5 / 1-Bed Apartment

Landing Area:

Accessed via carpeted stairs with handrail, leading to a landing that connects to the kitchen, living room, bedroom, and shower room.

Kitchen:

Measurements: 6'6" x 5'5" (1.99m x 1.66m)

Fitted with a range of wall and base units, a stainless steel sink and drainer with mixer tap, part-tiled walls, and space for a freestanding cooker.

Living Room:

Measurements: 14'1" x 12'6" (4.28m x 3.80m)

A cosy reception room with carpet flooring, an electric fire, and a double-glazed window overlooking the rear.

Bedroom:**Measurements: 12'5" x 12'0" (3.79m x 3.65m)**

A good-sized double bedroom with carpeted flooring, a front-facing double-glazed window, built-in storage housing the electric water heater, and an electric fire.

Shower Room:**Measurements: 5'8" x 5'7" (1.72m x 1.62m)**

Comprising an electric shower unit, low-level WC, pedestal wash basin, part-tiled walls, and a frosted double-glazed front window.

Room 1 - Basement Apartment

A completely self-contained apartment with its own private entrance.

Kitchen:

Accessed via a UPVC door, this kitchen is fitted with wall and base units, a sink and drainer with mixer tap, and part-tiled walls.

Bedroom:**Measurements: 13'9" x 12'1" (4.18m x 3.68m)**

A spacious double bedroom featuring carpet flooring, a rear-facing double-glazed window, and an electric heater.

Living Room:**Measurements: 14'0" x 13'1" (4.27m x 4.00m)**

Carpeted and comfortable, with a front-facing double-glazed window and an electric fire.

Shower Room:

Fitted with a Saniflo WC, wash basin, shower unit, and fully tiled walls.

EPC Rating: Main building - E45 Basement Apartment - D57

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax (Individual units are all) Band A

Property Type: Mid Terrace

Construction type Brick built

Heating Type: Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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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.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

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

Agents Note

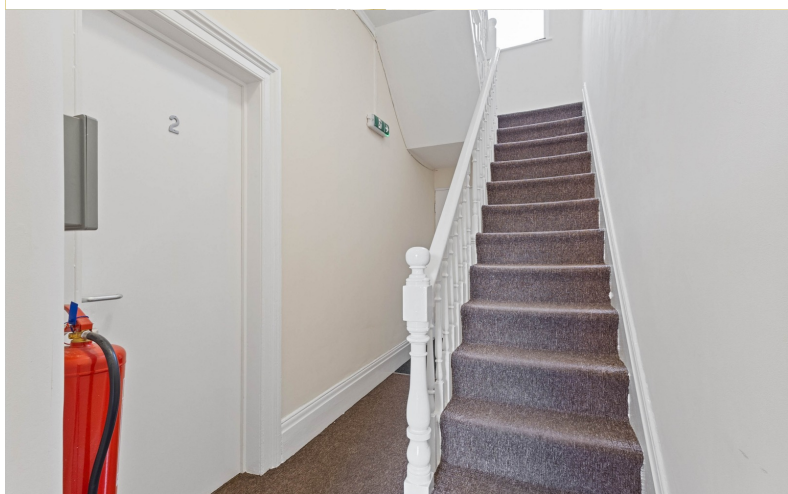
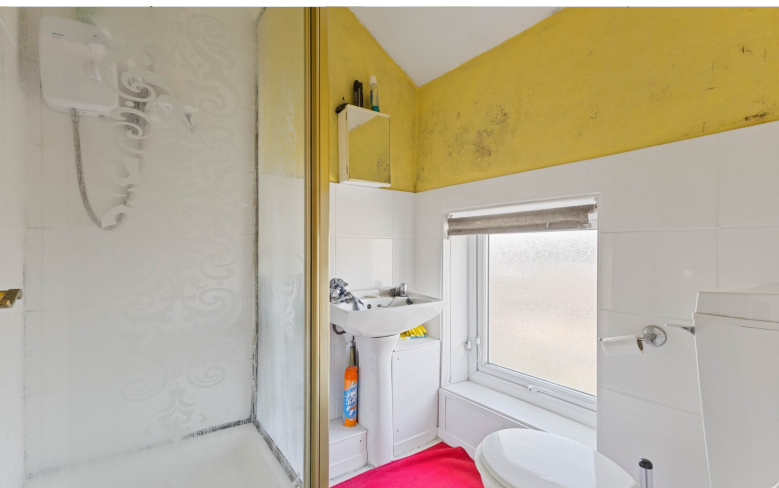
- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

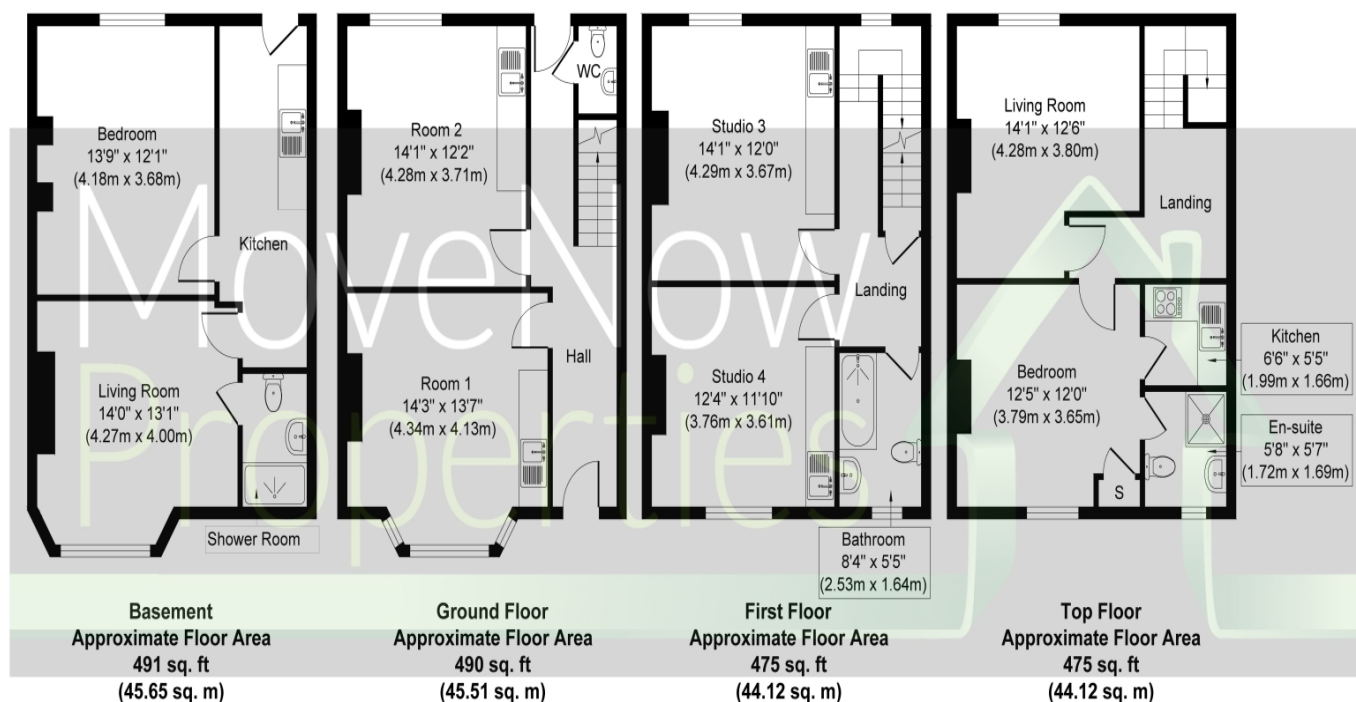
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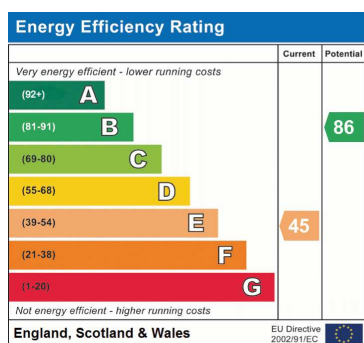






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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