

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Whitehall Street, Wakefield

WF2 9BG

2 Bedroom, Terrace

GUIDE PRICE - £85,000



Movenowproperties offer this 2 bedroom terrace property for sale via MODERN AUCTION. Having spacious living room, kitchen, 2 bedrooms, bathroom and cellar. Also benefiting from enclosed rear garden. Available with no chain.

- 2 Bedrooms
- Terrace Property
- Low maintenance rear garden
- Ideal for Property Investors
- For Sale by Modern Auction - T & C's apply
 - Subject to Reserve Price
 - Buyers fees apply
- The Modern Method of Auction
 - Online Bidding Available

Living Room

Measurements: 14' 4" x 12' 0" (4.38m x 3.65m)

A spacious living room with carpet flooring, fire place, radiator, UPVC entrance door and double glazed window overlooking the front.



Kitchen

Measurements: 12' 0" x 8' 0" (3.65m x 2.43m)

Offering a range of wall and base units with complementary work surfaces, stainless steel sink and drainer with mixer tap, integrated over with 4 ring gas hob, space for fridge and freezer, UPVC door opening to enclosed rear garden, door to cellar and double glazed window overlooking the rear.



Stairs and landing

Having carpet flooring and doors to bedrooms and bathroom.

Bedroom 1

Measurements: 14' 4" x 12' 0" (4.38m x 3.65m)

A large bedroom with carpet flooring, radiator, over stairs storage and double glazed window overlooking the front.



Bedroom 2

Measurements: 8' 0" x 6' 8" (2.43m x 2.03m)

Having fitted wall units carpet flooring, radiator and double glazed window overlooking the rear.



Bathroom

Measurements: 5' 4" x 5' 0" (1.63m x 1.52m)

Comprising of low flush wc, pedestal wash basin, bath with overhead shower and fold out glass shower screen, part tiling to walls and frosted double glazed window overlooking the rear.



Outside

To the front of the property is on street parking

To the rear is a low maintenance enclosed garden with patio flags and fenced boundaries.



Tenure
Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	56	
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:

01924 249349

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

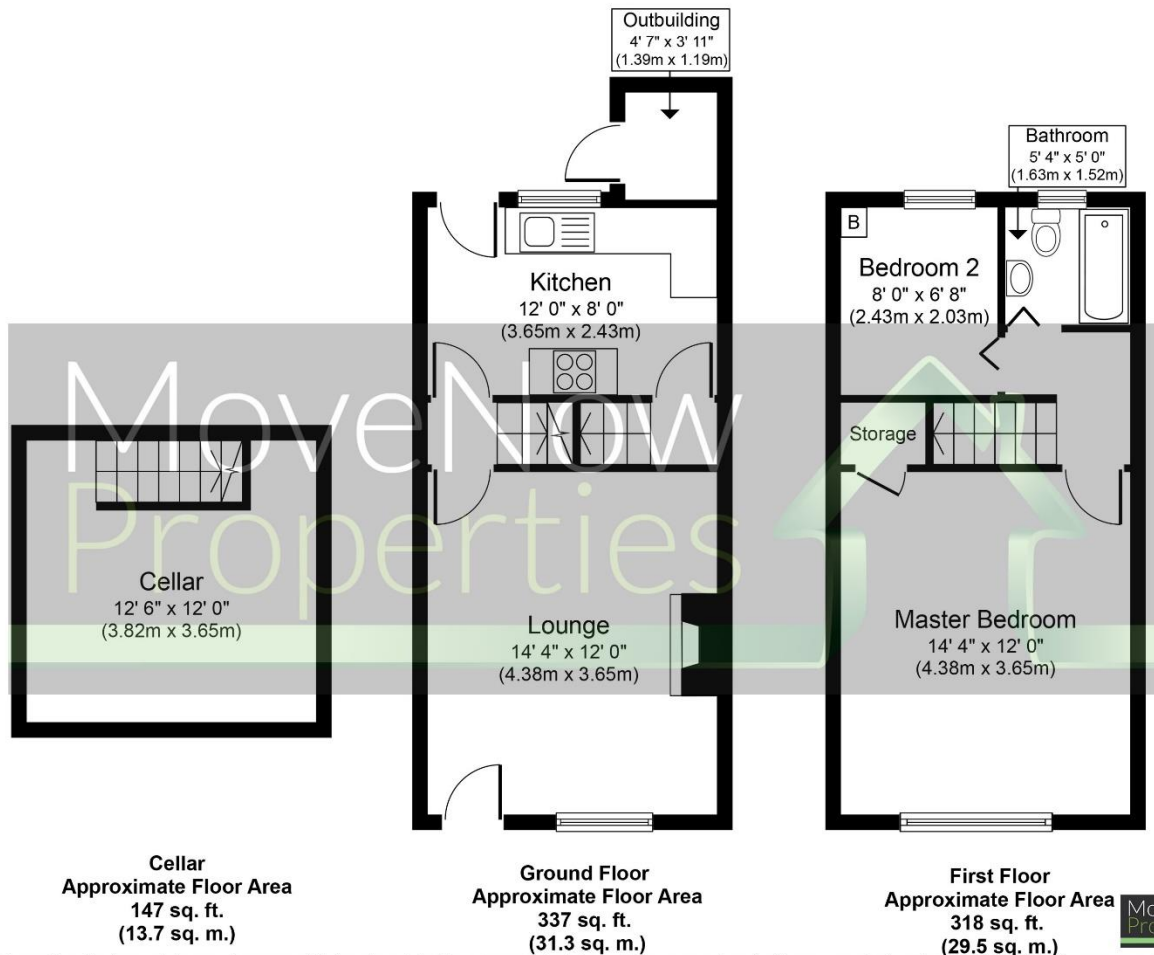
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.



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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