

FOR SALE



Wordsworth Grove, Stanley
£75,950

MARTIN&CO



Wordsworth Grove, Stanley

1 Bedroom, 1 Bathroom

£75,950

- No Chain
- Sold With Tenant in Situ
- Cash Buyers Only
- Ground Floor
- One Bedroom

Martin & Co Wakefield are pleased to bring to the market this one bedroom ground floor apartment decking to the front and allocated parking. Sold with tenant in Situ

KITCHEN Fitted with a range of wall and base units with contrasting work surfaces and tiled splash backs. Integrated appliances include: electric oven and hob with extractor over. Window to front elevation.

LIVING ROOM Open plan with the kitchen area and french doors leading to the decking to the front of the property

MASTER BEDROOM 10' 5" x 11' 4" (3.2m x 3.46m)
Double bedroom with storage cupboard. Window to rear elevation.

SHOWER ROOM 5' 4" x 7' 2" (1.63m x 2.2m) Walk in shower, vanity sink and WC unit.

LEASEHOLD INFORMATION Property Is Located on a CoalField
Cash Buyers Only
57 Years Remaining on the Lease
Ground Rent: £25 PA
Service Charge: TBC



ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations 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.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £30.00 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and

monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.