

Dunbar Street, Wakefield



By Auction £38,000



2



1



1



49

FOR SALE BY MODERN METHOD OF AUCTION ** T&C's apply** Welcome to Dunbar Street, where an exciting auction awaits you for this delightful 2-bedroom flat. Nestled in the heart of Wakefield, this flat is centrally located for convenient access to Trinity shopping centre, restaurants, and many more amenities. It enjoys close proximity to both train and bus stations, ensuring effortless commuting for residents. This property is a prime investment opportunity for both homeowners and investors.



- For Sale By Modern Auction - T & C's Apply.
- Subject To Reserve Price
- Buyer Fees Apply
- The Modern Method of Auction
- One Reception Room
- One Double Bedroom, One Single Bedroom
- Shower Room
- Communal Parking
- Council Tax Band A
- EPC Grade E

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

With picture window and electric heater.

Kitchen

Fitted with a range of base and wall units with picture window and an electric wall heater.

Bedroom One

This is a double bedroom with a picture window and electric wall heater.

Bedroom Two

This is a single bedroom with picture window and electric wall heater.

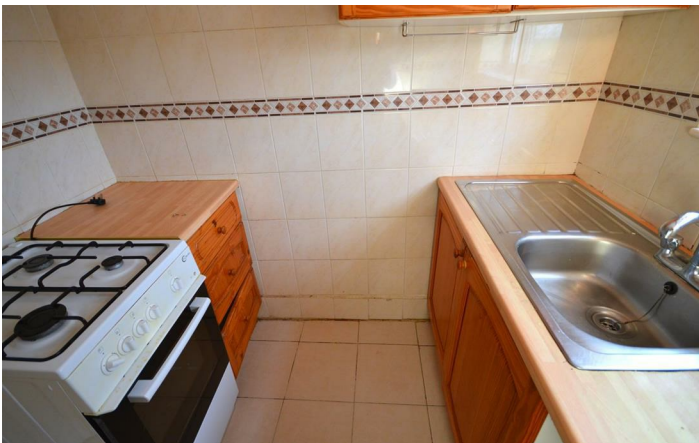
Bathroom

Fitted with a three piece bathroom suite which comprises of a wc, wash hand basin and panelled bath.

Auction Information

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Floor Plan

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologram, 1/2022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.