

## Dunbar Street, Wakefield



By Auction £36,000



1



2



1



49

For Sale By Modern Method Of Auction - T&C'S Apply We are delighted to present this one bedroom second floor flat in Wakefield. It is located within easy reach of all amenities. The property is situated on a good bus route and within easy access to the M1/M62 Northern Motorway Network Links.



- For Sale By Modern Method Of Auction - T&C'S Apply
- Second Floor Flat
- Kitchen
- Bathroom
- Lounge
- One Bedroom
- Double Glazed Throughout
- EPC Grade E
- The Modern Method Of Auction
- Subject to an undisclosed reserve price. Buyers fees apply

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Lounge

12'0" x 12'6" (3.68 x 3.83)

Located to the front is this good sized lounge. With electric heater, television and telephone points.

### Kitchen

5'11" x 7'1" (1.82 x 2.16)

With a window to the rear elevation, base and wall unit and a free standing electric oven.

### Bedroom 1

9'11" x 12'4" (3.04 x 3.78)

This is a good sized double bedroom with a window to the rear elevation.

### Bedroom 2

5'11" x 8'6" (1.81 x 2.60)

This is a single bedroom with a window to the front elevation.

### Bathroom

5'6" x 6'2" (1.69 x 1.90)

Fitted with a shower unit, low flush WC and wash hand basin.

### EPC

EPC Grade E

### Auction Notes

#### 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.

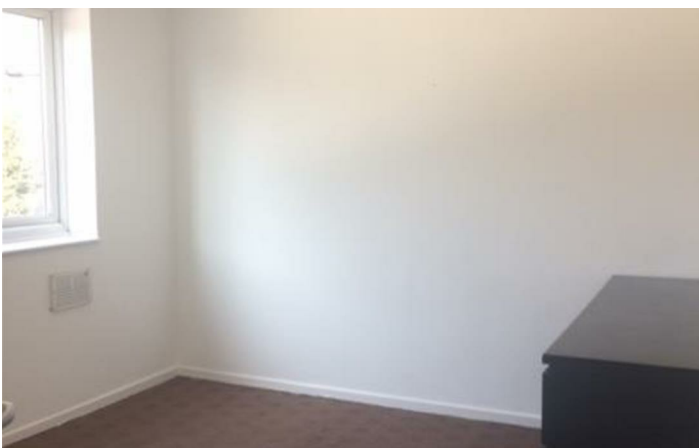
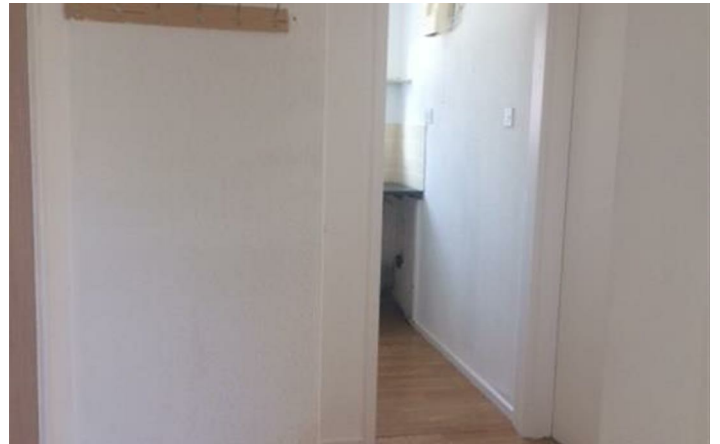
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

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.

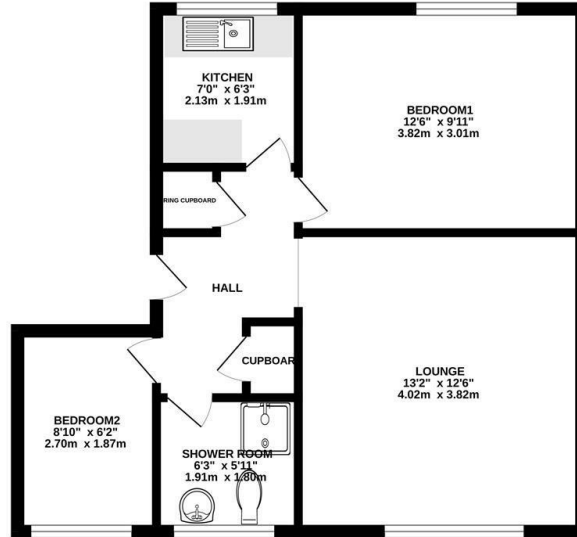
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

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



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, CCDC



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.