



Wentworth Terrace, Fitzwilliam

£125,000

MARTIN & CO



Wentworth Terrace, Fitzwilliam

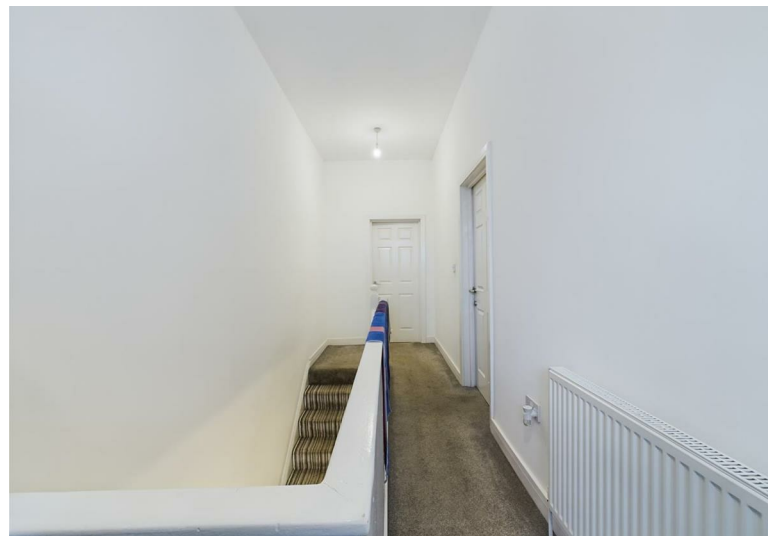
House Of Multiple Occupancy
4 Bedrooms, 2 Bathroom

£125,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- PRICED TO SELL
- OFF ROAD PARKING FOR TWO CARS, COMMUNAL GARDEN
- OPPOSITE TO MAIN RAIL LINK TO DONCASTER & LEEDS
- HOUSE OF MULTIPLE OCCUPATION, ANNUAL GROSS RENT OF £20800
- COULD CONVERT BACK TO RESIDENTIAL IF PREFERRED
- FOUR BEDROOMS, ONE WITH EN-SUITE, COMMUNAL DINING KITCHEN

For Sale by Modern Auction – T & C's apply

HMO Annual gross rent of £20800, FOUR LETTING BEDROOMS, one of which is en-suite. Communal kitchen and garden. Recent conversion. Opposite the railway station with regular trains to Wakefield/Leeds and Doncaster/Sheffield. Convenient for local amenities. Virtual viewing available



**AUCTION PROPERTY - SEE AUCTIONEER
COMMENTS BELOW**

Suitable for investors, this 4 bedroom HMO is agent-managed and currently produces gross rental income of £20800.

The accommodation comprises:

Ground floor: Entrance hall, two letting bedrooms, communal dining kitchen.

First floor: Two further bedrooms, one with en-suite shower room. Communal bathroom.

Outside: garden areas to front and rear. Off road parking for two cars.

Gross rental of £20800 p.a. made up of:

3 x rooms at £95 per week

1 x room at £115 per week (with ensuite)

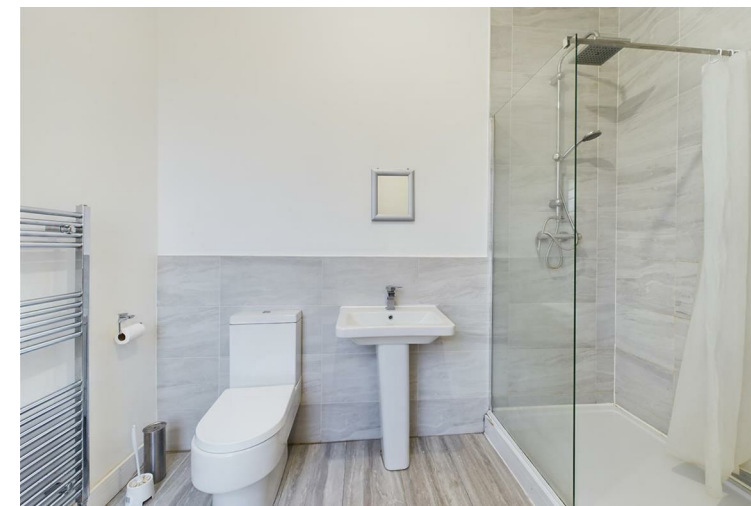
Gas central heating.

Council tax band A (Wakefield MDC).

Mains gas, electric and drainage.

Although currently an HMO, the property may convert to residential if preferred, subject to any required consents.

Opposite Fitzwilliam railway station which has trains to Wakefield/Leeds, Doncaster and Sheffield.



Close to local shops and other amenities.

NOTE - we have not included current photographs of the occupied letting rooms to protect the privacy of the residents

BEDROOM 1
17'10" x 14'10"

BEDROOM 2
9'7" x 14'8"

BEDROOM 3
13'8" x 14'8"

BEDROOM 4
17'7" x 14'8" plus en-suite shower room

Auctioneer Comments

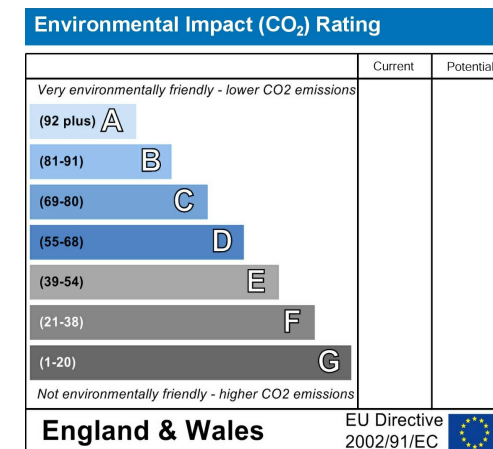
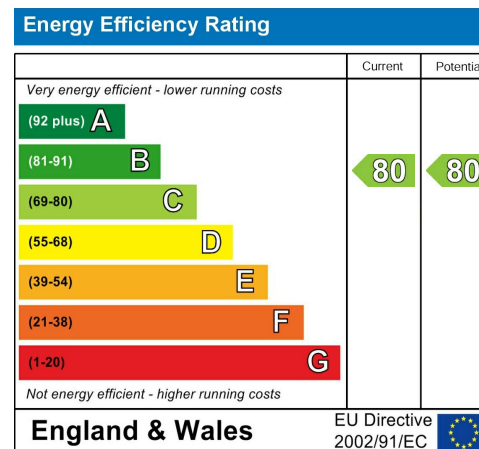
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

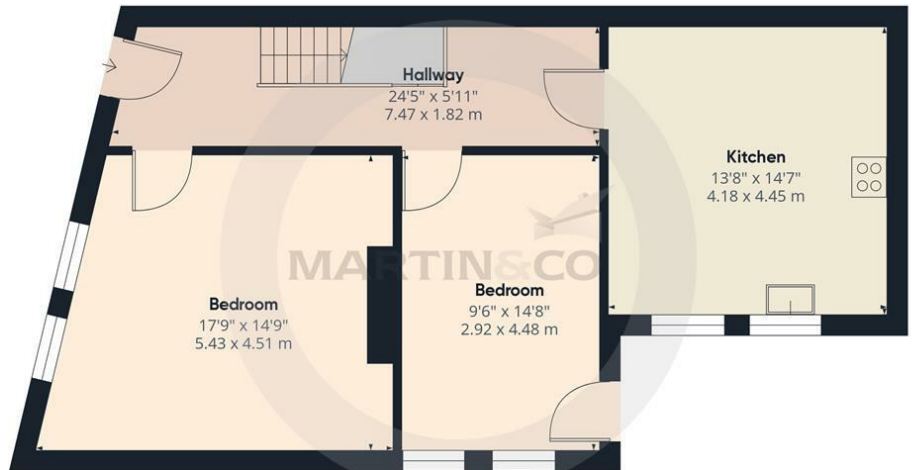
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

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.

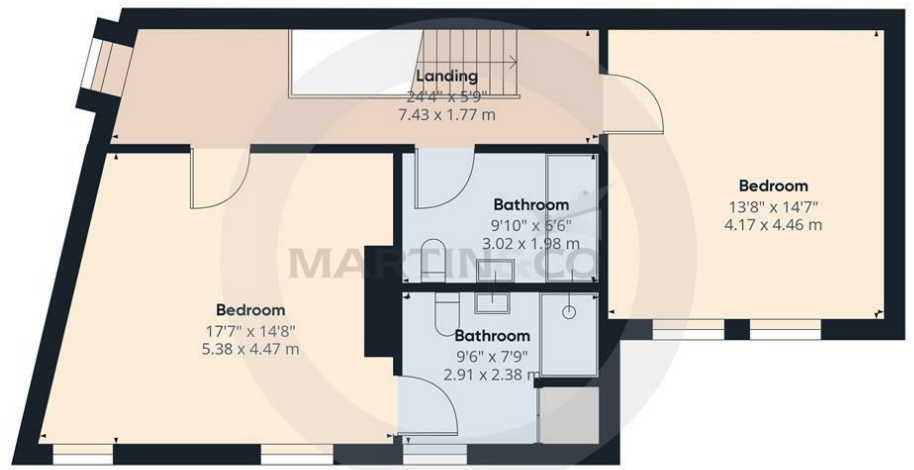
This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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 1



Floor 2



Approximate total area¹⁸
 1410.31 ft²
 131.02 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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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.

