



Wilks Court, Pontefract

£80,000


MARTIN&CO

Wilks Court, Pontefract

Apartment

1 Bedrooms, 1 Bathroom

£80,000

- EXCELLENT INVESTMENT OPPORTUNITY - SOLD WITH TENANT IN SITU
- GREAT LOCATION! WALKING DISTANCE OF TOWN CENTRE, WITH A WEALTH OF LOCAL AMENITIES
- EXCLUSIVE SMALL GATED COMMUNITY COURTYARD PROVIDES OFF STREET PARKING
- GROUND FLOOR APARTMENT. ONE BEDROOM & BATHROOM
- MUST HAVE OPEN PLAN LIVING/KITCHEN/DINING SPACE
- IDEAL FOR THE COMMUTER! BUS & TRAIN STATION WITHIN CLOSE WALKING DISTANCE
- CENTRAL FOR MAJOR NORTHERN CITIES EASILY ACCESSED BY NORTHERN MOTORWAY INFRASTRUCTURE
- EPC RATING C
- COUNCIL TAX BAND A

This modern ground floor apartment presents an excellent investment opportunity as it comes with a tenant already in place. Situated within walking distance of the town centre, this property boasts a prime location with a wealth of local amenities, lively bars and eateries just a short walk away.

Situated in a small gated community, this ground floor apartment offers a cosy one-bedroom space. The highlight of this property is the must have open plan living, kitchen, and dining area, perfect for modern living and entertaining guests.

For those who commute, this property is an ideal choice! With easy access to bus routes and being centrally located for major northern centres, the convenience of the northern motorway infrastructure ensures seamless travel for work or leisure.

Don't miss out on this fantastic opportunity to own a property in such a sought after location with great investment potential. Book a viewing today and envision the possibilities this charming home has to offer!



Open Plan Living Kitchen/Lounge/Dining
A composite front entrance door opens to this spacious open plan living space. The kitchen area includes a range of wall and base units having laminate work surfaces over incorporating a single bowl sink/drainers with mixer tap over. There is also an integrated electric oven, hob with extractor fan over, wall mount gas boiler, central heating radiator and a UPVC double glazed window overlooking the front aspect.

Bedroom One
Having a UPVC double glazed window overlooking the rear aspect and central heating radiator.

Bathroom
Having a modern four piece suite including a rectangle panel bath, shower cubicle, hand wash basin and a low flush WC. There is a UPVC double glazed window over looking the rear aspect and central heating radiator.

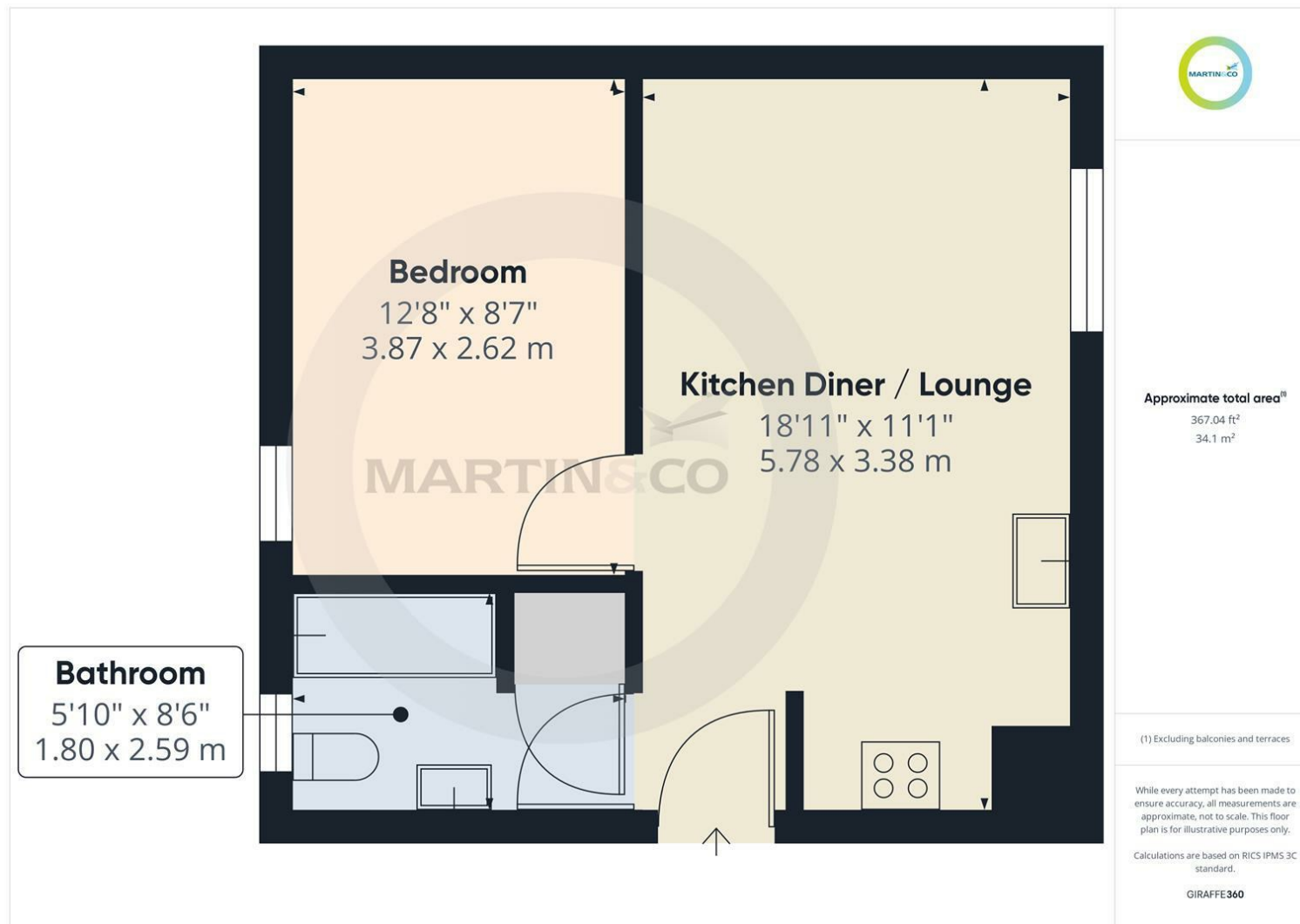
Outside
There is an electric remote control wrought iron gate allowing access to the shared courtyard where there is off street parking.

SALES BUYER CHECKS
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 74 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |





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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.