



## Courtyard Mews Andrew Street, Wakefield, WF1 3QH

**Auction Guide £950,000**

\*\*\*For sale via the Modern Method of Auction\*\*\*

MERRYWEATHERS are extremely proud to offer to the market this well presented residential apartment block with 8 individual fully furnished units. The site itself briefly comprises of seven one bedroom apartments including a penthouse and one two bed roomed apartment with further en suite.

Andrew Street is located in St Johns with convenient access to Wakefield City Centre which offers an abundance of things to do including shopping, cinema, restaurants and pubs. There is a number a good schools nearby, Queen Elizabeth Grammar School, Wakefield Girls High School. Andrew Street is also convenient for the commuter with public transport available to all nearby Towns and Cities, two train stations and access to the motorway networks.

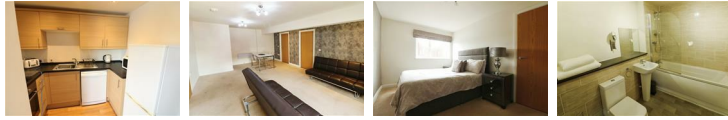
Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

## APARTMENT ONE



Located on the first floor briefly consisting of an open plan kitchen diner with separate lounge area, one double bedroom and bathroom consisting of a three piece suite with shower fitted above bath. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher & fridge freezer.

## APARTMENT TWO



Located on the first floor briefly consisting of an open plan kitchen diner lounge, one double bedroom and bathroom consisting of a three piece suite with shower fitted above bath. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher & fridge freezer.

## APARTMENT THREE (PENTHOUSE)



Located on the first floor briefly consisting of an open plan kitchen diner with lounge area, one double bedroom and bathroom consisting of a four piece suite. The penthouse benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher and washing machine to the separate utility area located in the hall way.

## APARTMENT FOUR



Located on the ground floor briefly consisting of an open plan kitchen diner lounge area, one double bedroom and bathroom consisting of a three piece suite with walk in shower. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher & fridge freezer.

## APARTMENT FIVE



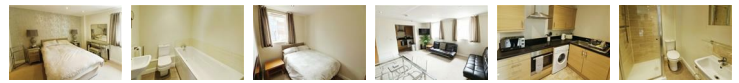
Located on the ground floor briefly consisting of an open plan kitchen diner lounge area, one double bedroom and bathroom consisting of a three piece suite with shower fitted above bath. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher, automatic washing machine and fridge freezer.

## APARTMENT SIX



Located on the ground floor briefly consisting of an open plan kitchen diner lounge area, one double bedroom and bathroom consisting of a three piece suite with walk in shower. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher and fridge freezer.

## APARTMENT SEVEN



Located on the first floor briefly consisting of an open plan kitchen diner lounge area, two double bedroom one with en suite and further bathroom consisting of a three piece suite with bath. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing automatic washing machine.

## APARTMENT EIGHT



Located on the first floor briefly consisting of an open plan kitchen diner lounge area, one double bedroom and bathroom consisting of a three piece suite with shower fitted above the bath. The apartment benefits from an integrated electric oven & hob with extractor hood above, stainless steel sink and drainer unit and free standing dishwasher and fridge freezer.

## COURTYARD



The property benefits from a courtyard providing space for off road parking for a number of vehicles.

### Auctioneers Comments

#### 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Material Information

Council Tax Band: TBC

Tenure: Freehold

Property Type: Apartment Block

Construction type: Standard Construction

Heating Type Electric

Water Supply Mains water supply

Sewage Mains drainage

Gas Type N/A

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road to the courtyard

Building safety N/A

Restrictions: N/A

Rights and easements: N/A

Flooding: LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions: N/A

Accessibility features: N/A

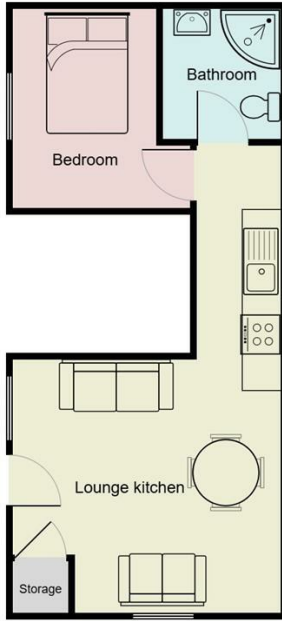
Coal mining area: South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

## Floor Plan



Example of One Bed Layout



Example of Two Bed Layout

## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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