



£70,000

TENURE : LEASEHOLD

Howden Way, East Moor, WF1

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**One-Bedroom First-Floor
Apartment**

Ideal Buy-to-Let Investment

**Tenant in Situ since 2023 –
Currently Let at £695 PCM**

Allocated Parking Space

**Approx. 11.91% Gross Rental
Yield / 9.71% New rental Yield**

**Walking Distance to
Wakefield City Centre**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:


**MoveNow
Properties**

MoveNow Properties are pleased to offer this one-bedroom first-floor apartment, ideally situated within walking distance of Wakefield city centre. The property is being sold with a tenant in situ, currently paying £695 per calendar month, making it an attractive opportunity for investors seeking an income-generating property. With a marketing price of £70,000 and a current rental income of £8,340 per annum, the apartment offers an approximate gross rental yield of 11.91%, before any expenses, service charges, maintenance, management fees or other landlord costs.

The property benefits from allocated parking, additional visitor parking and a convenient location close to local amenities and transport links.

Entrance

Accessed via a communal entrance, stairs lead to the first floor where the apartment is situated.

Living Area

Measurements: 16'2" x 12'2" (4.93m x 3.72m)

The apartment offers a comfortable and versatile living space, providing plenty of room for both seating and dining furniture and creating a welcoming area for relaxing or entertaining.

Kitchen

Measurements: 8'6" x 7'9" (2.60m x 2.35m)

The kitchen provides a practical and well-positioned space for everyday cooking and dining requirements.

Double Bedroom

Measurements: 12'0" x 8'8" (3.67m x 2.65m)

The property benefits from a generous double bedroom, providing ample space for bedroom furniture and storage.

Bathroom

Measurements: 8'7" x 7'3" (2.61m x 2.21m)

The bathroom comprises a bath with shower over, WC and wash hand basin, providing practical facilities for everyday living.

Parking

A major benefit of the property is the allocated parking space, together with additional visitor parking.

Location

The apartment is ideally positioned within walking distance of Wakefield city centre, offering easy access to shops, restaurants, bars, leisure facilities and everyday amenities.

The property is also ideally placed for commuters, with road connections towards the M1 and M62 motorway networks, making surrounding towns and cities readily accessible.

Investment Opportunity

Offering an existing tenant paying £695 per calendar month, an approximate gross rental yield of 11.91% and allocated parking, this apartment presents an appealing opportunity for landlords looking to expand their rental portfolio.

Early viewing is highly recommended.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Leasehold

Management fee is £129.78 a month includes insurance too. (Approx £1545 per annum)

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Website:

125 years from 21 September 1989
Lease Term Remaining - 87 years

Council Tax Band A

Property Type: Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

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

Parking type: Off road.

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.

Planning permissions N/A

Accessibility features N/A

Coal mining area West 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.

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

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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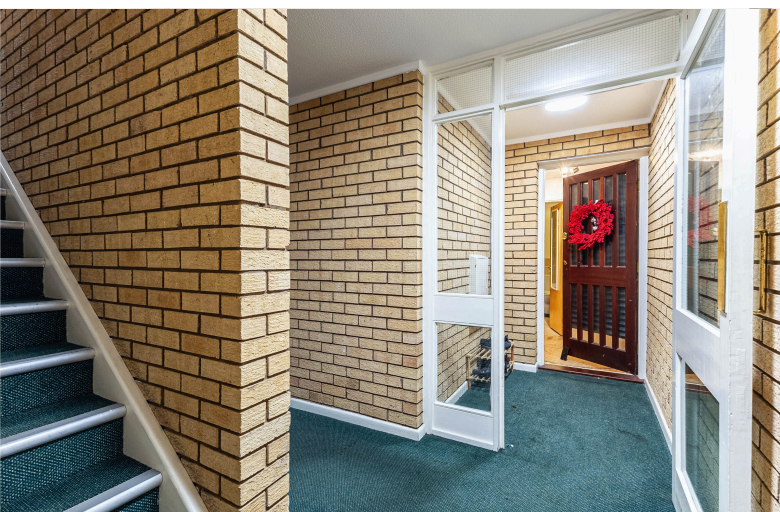
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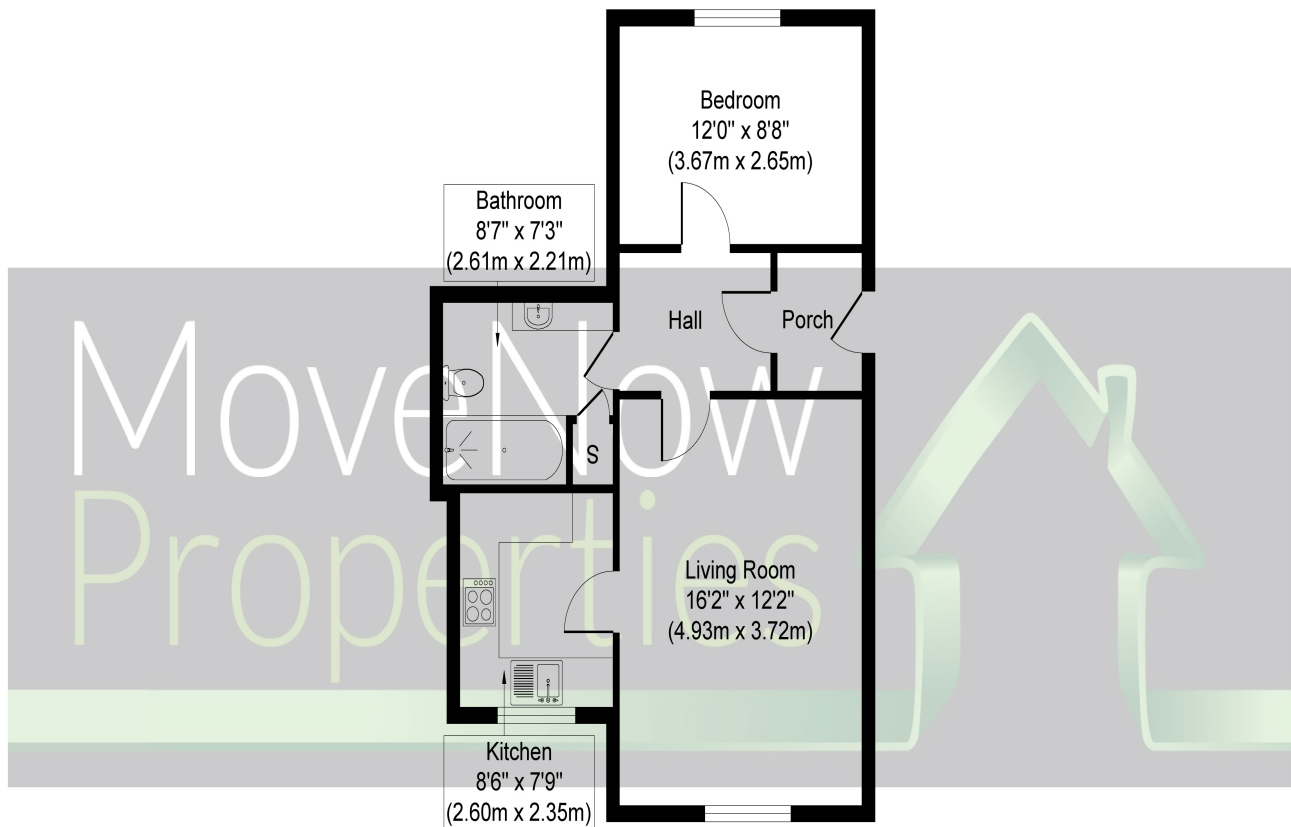
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The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property





Website:



Approximate Floor Area
514 sq. ft
(47.79 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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