

**TO BE SOLD WITH
FOR SALE IT IN SITU**



**INVESTOR
BUYERS ONLY**



MARTIN&CO



Huntsman House, Dalefield Road

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £59,950

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- INVESTOR BUYERS ONLY
- SOLD WITH TENANT IN SITU
- TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
- ELECTRIC HEATING
- FITTED LIVING/KITCHEN/DINER



We have received an offer of £55,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Martin & Co - Wakefield are pleased to offer to the sales market a 2 bedroom 2nd floor apartment sold with TENANT IN SITU. An ideal purchase for the Investor buyer. Comprising of entrance hall, two double bedrooms, bathroom and an open plan kitchen living area. Offered with NO ONWARD CHAIN and with TENANT IN SITU. Off street parking. Boundary is on a Coalfield.

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ENTRANCE HALL The main entrance door leads into the L shaped hallway with doors leading to Kitchen/Lounge/Diner, Two Bedrooms and Bathroom/WC, cylinder/storage cupboard off. Intercom telephone. Dimplex electric wall heater,

LOUNGE/DINER/KITCHEN 20' 1" x 19' 9" (6.12m x 6.02m) reducing to 11' 6" Lounge Area - Two PVCu double glazed windows, Two Dimplex electric wall heaters, velux skylight window, space for a small table and chairs, open through to the kitchen area.

Kitchen Area - Range of fitted wall, base units and drawer with contrasting work surface and inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring electric hob and built under electric oven, stainless steel extractor over, space for a tall style fridge freezer, plumbing and space for a washing machine, part tiled to work surface, tile effect flooring.

BEDROOM ONE 10' 5" x 10' 2" (3.18m x 3.1m) plus doorway Dimplex electric wall heater, storage cupboard off, PVCu double glazed window

BEDROOM TWO 13' 1" x 9' 4" (3.99m x 2.84m) to



maximum point Dimplex electric wall heater, PVCu double glazed window, Velux skylight window.

BATHROOM/WC 6' 3" x 7' 2" (1.91m x 2.18m)
Combined three piece white suite comprising rectangular panelled bath with shower over and glass shower screen, pedestal wash basin, low flush wc, Dimplex electric wall heater, tile effect flooring.

OUTSIDE Set within communal lawned gardens where there is off street parking available.

LEASE INFORMATION Service Charge:
Ground Rent: £332.72 PA
107 Years Remaining on the lease

PROPERTY NOTES There is off street parking available
Limited Mobile Coverage

The boundary is located on a Coalfield

ADDITIONAL INFORMATION THE CURRENT RENT BEING PAID IS £565 PCM
THE VENDOR INFORMS US THE SERVICE CHARGE IS £1150.00 PA AND THE GROUND RENT IS £332.72 PA

These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations 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.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out



correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.



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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 for 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.