





Offers in excess of £50,000

TENURE : LEASEHOLD

Westgate Central, Westgate, Wakefield , WF1

Bedrooms : 1 **Bathrooms : 1** **Reception Rooms : 1**

- **Sold with tenants in situ**
- **Current rental income of £700 per calendar month**
- **Well-presented one-bedroom second-floor apartment**
- **Spacious open-plan living and kitchen area**
- **Double bedroom**
- **Juliet balcony accessed from the living area**

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

01924 249349

Website:

MoveNow Properties

Movenow Properties are proud to present this one-bedroom second-floor apartment, situated within the popular Westgate Central development. Offering spacious accommodation, a Juliet balcony and the added benefit of dedicated parking, this property presents an excellent opportunity for investors looking to expand their portfolio. The apartment is to be sold with tenants in situ, currently achieving a rental income of £700 per calendar month, making this an attractive investment opportunity with an existing rental arrangement in place.

Accommodation

Entrance Hall
Upon entering the property, you are welcomed by an entrance hall featuring carpet flooring and an electric heater. The hallway provides access to the bathroom and living area.

Living Room
Measurements: 21'11" x 13'6" (6.68m x 4.12m)
A spacious and inviting living area featuring carpet flooring, recessed spotlights and useful built-in storage. The room offers an opening through to the kitchen, creating a practical and sociable layout. Patio doors provide access to a Juliet balcony, allowing natural light to flow into the space.

Kitchen
Measurements: 11'5" x 6'2" (3.49m x 1.88m)
The kitchen is fitted with a range of wall and base units, complemented by practical work surfaces and a tiled splashback. Further features include a stainless steel 1.5 bowl sink with mixer tap, electric oven, electric hob with extractor hood above and an electric radiator. A double-glazed window provides additional natural light.

Bedroom

Measurements: 12'4" x 10'7" (3.77m x 3.22m)
A well-proportioned double bedroom featuring carpet flooring and a double-glazed window, providing a comfortable and relaxing space.

Bathroom
Measurements: 7'1" x 6'1" (2.16m x 1.86m)
The bathroom comprises a low-flush WC, pedestal wash basin and panelled bath with overhead shower. Additional features include tiled walls and flooring, a chrome heated towel rail and a frosted double-glazed window.

Location
Westgate Central is conveniently positioned within the Westgate area, offering access to a range of local amenities, shops and everyday conveniences. The surrounding area provides transport links and access to nearby facilities, making it a practical location for residents and an appealing prospect for tenants.

EPC Rating: C
Please contact us for further details of the full EPC

Tenure: Leasehold
Approx 114 years remaining

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Ground rent: approximately £550 per annum.

Service charge: approximately £3,162 per annum.

Council Tax Band A
Property Type: Apartment
Construction type Brick built
Heating Type Electric
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: Permit Parking
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.

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Agents Note
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DISCLAIMER:
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.

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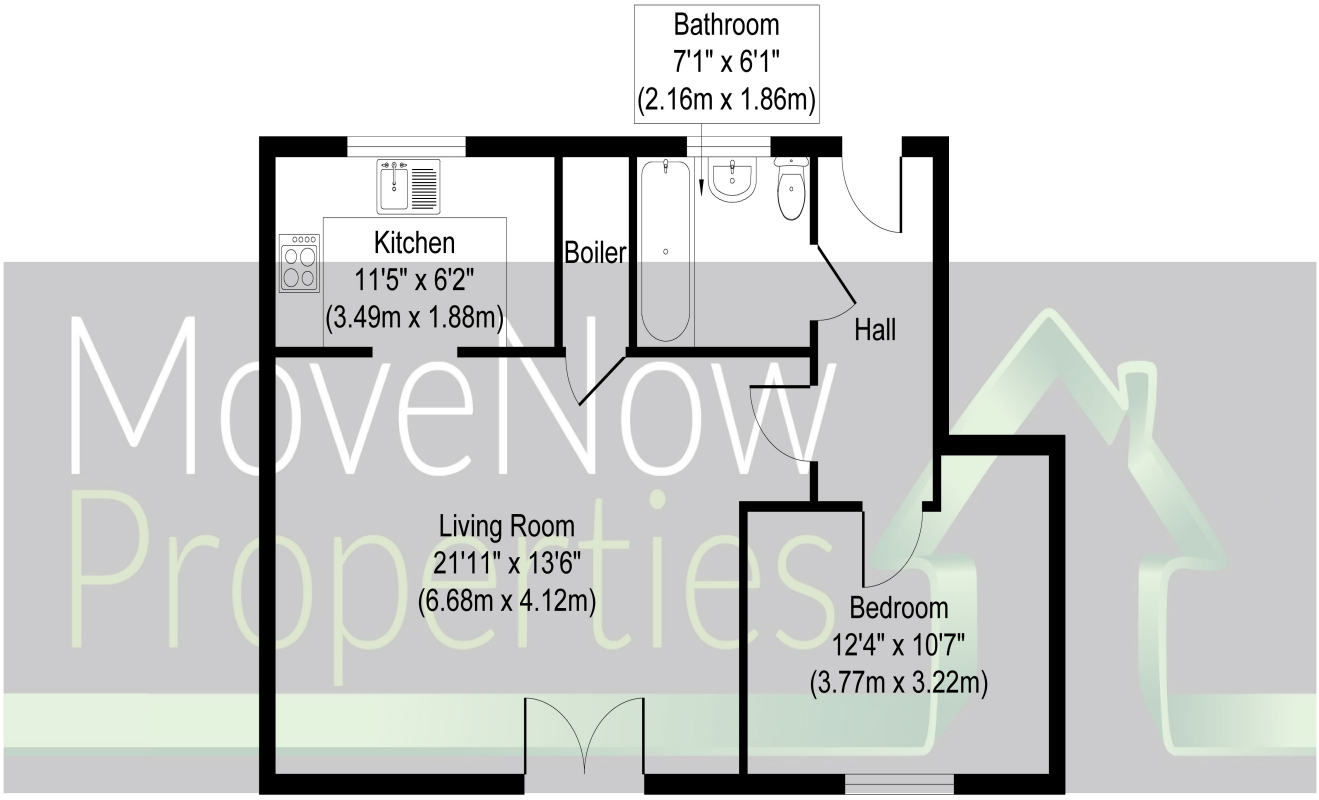


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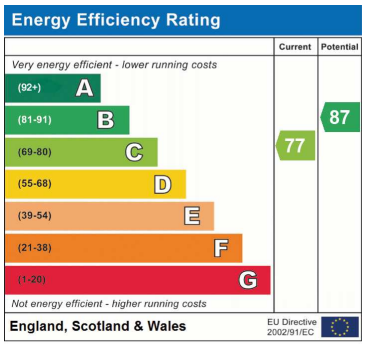
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Approximate Floor Area
589 sq. ft
(54.69 sq. m)

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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