HUNTERS®

HERE TO GET *you* THERE



Daisy Hill

Dewsbury, WF13 1LT

Guide Price £300,000

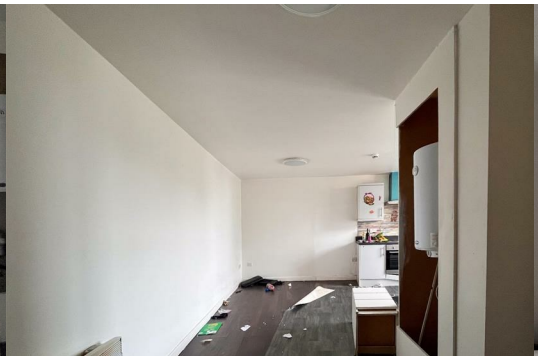
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Auction Ends 17-11-2026 at 12:00

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID OF £300,000 PLUS RESERVATION

A rare opportunity to acquire a residential investment property which is currently let and has the potential to produce a rental yield of just over £40,000 PA. Currently comprising of four one bedroom flats and three two Bedroom Flats. The property is situated in the heart of this vibrant town and close to the railway station which is on the main Leeds , Manchester and York Transpennine Express route. There are excellent shops and facilities within the town and the road network brings Huddersfield, Leeds, Bradford, Wakefield and Manchester towns and cities within easy reach. Please call for our full fact sheet for more comprehensive information on this exciting Investment Opportunity. The tenure of the property is understood to be Freehold. The property is for sale by The West Yorkshire Property Auction powered by iamsold Ltd.







AUCTION NOTES
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The eventual buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

FLATS
The current Tenancy Schedule is as follows:

Flat 1, 1 bed - £5,100 per annum potential.
Flat 2, 1 bed - Currently advertised at £495.00pcm £5,940per annum potential.
Flat 3, 1 bed - £5,100 Per annum
Flat 4, 2 bed - Vacant £6,600 per annum potential
Flat 5, 1 bed - Vacant £5,100 per annum potential.
Flat 6, 2 bed - £6,600 per annum potential.
Flat 7, 2 bed - £6,600 per annum potential.

VIEWING ARRANGEMENTS
By appointment only

AUCTION PACK LINK
Please find the Auction Pack link to download –
https://api.iamsold.co.uk/api/iamproperty/information/download-bip?
auction_pack=717b5fb12ec5419b8b79d5108bb81451&chk=0be8

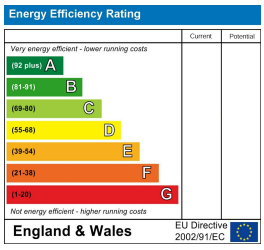
FURTHER DETAILS /MEASURMENTS
Beds Metres Feet
1 Ground 1 34.83 375
2 Ground 1 30.83 332
3 1st 1 40.68 437
4 1st 2 44.6 480
5 2nd 1 40.67 437
6 2nd 2 49.2 530
7 3rd 2 66.97 721

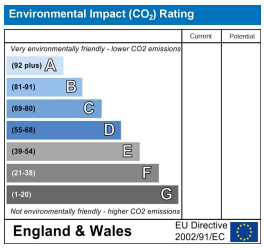
Area Map



Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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