



RESIDENTIAL



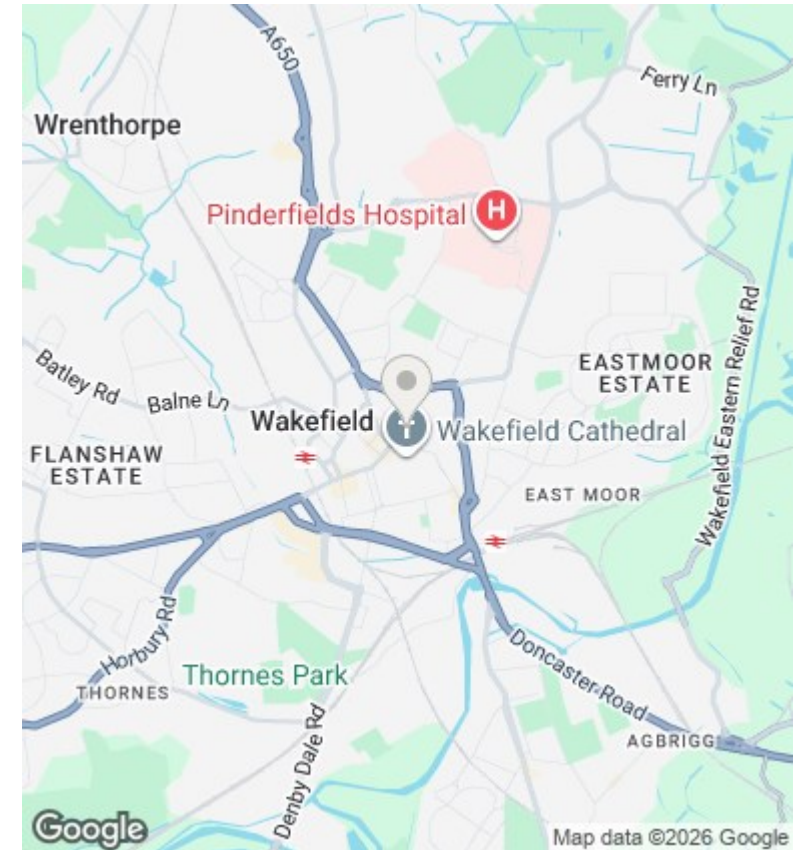
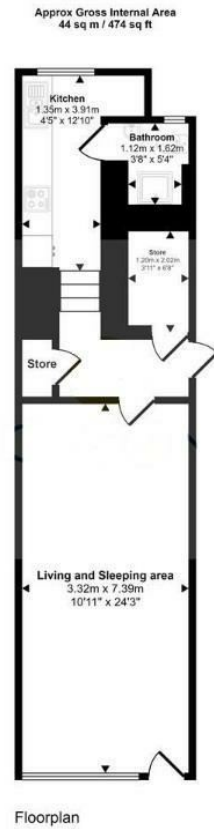
## Grosvenor House, 008 Union Street, Wakefield, WF1 3FJ

£85,000

- Sold with Tenant in Situ
- City centre location with excellent transport links
- Generating 8% NET Yield
- Private and secure intercom access
- Contemporary Kitchen with Integrated Appliances
- Ground floor studio apartment

Unit 1 Feast Field, Horsforth, Leeds, LS18 4TJ  
0113 3224 345

info@tkiresidential.co.uk  
www.tkiresidential.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

## Council Tax Band

## EPC Rating:

D

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         | 67      | 67        |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |