

Apartment 8, Old Westgate, Dewsbury, WF13 1NF  
Auction Guide £36,000  
Council Tax Band: A



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £36,000

Open House Estate Agents brings to the Sales Market this fantastic 2 Bedroomed Apartment situated on the First Floor in a Converted Mill on the outskirts of Dewsbury Town Centre in WF13.

This Apartment is vacant but a Waiting Tenant is available paying £600 pcm, resulting in an extremely healthy yield of around 18% !!

The Property briefly consists of:- First Floor Entrance Doorway, Hallway with Intercom Buzzer Entry System, Bedroom 1, Bedroom 2, Kitchen with Fitted Units, Electric Hob, Oven, Bathroom with Shower Enclosure, Mixer Shower, Wash Basin and WC, Electric Heating throughout.

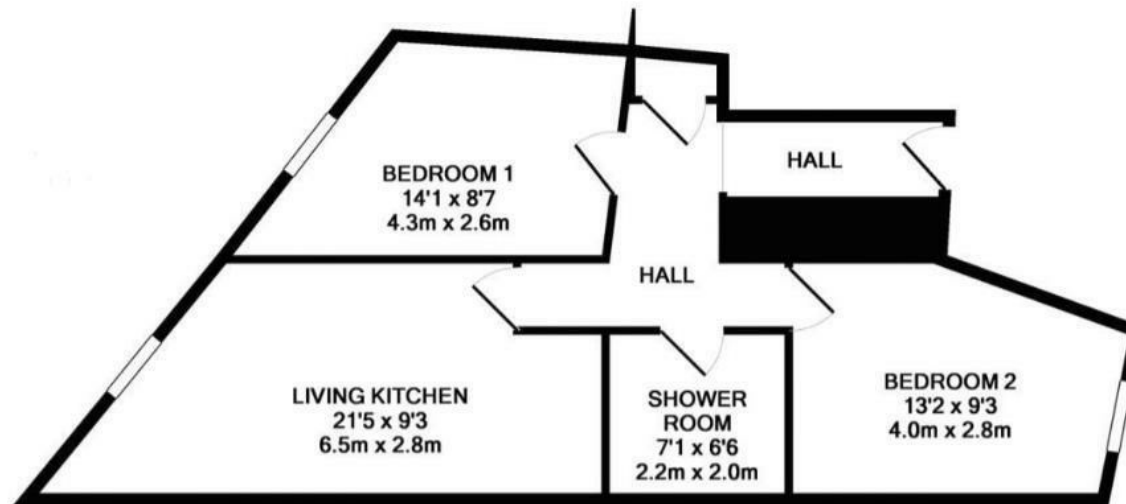
The Property has recently had its Communal Areas redecorated and is priced very keenly to gain interest when you consider the achievable yield as a Buy to Let.

Give us a call to arrange your viewing - Our lines are Open 24 hours a day, 7 days a week to take your call !!

Ground Rent: £400

Service Charges: £1548

Leasehold Period: 99 Years - 70 years remaining



APARTMENT 8 WESTGATE LOFTS  
plan not to scale - strictly for identification purposes only



Open House Huddersfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	