

**FOR SALE**



## **Huntsman House, Dalefield Road**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £65,000**



We have received an offer of £63,000. Any increased offers are to be received within 5 days of this publication at the above agents.

**Huntsman House, Dalefield Road**

**2 Bedrooms, 1 Bathroom**

**Asking Price Of £65,000**

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- **NO ONWARD CHAIN**
- **SOLD WITH TENANTS IN SITU**
- **TWO BEDROOMS**
- **PEERFECT INVESTMENT OPPORTUNITY**

Martin and Co - Wakefield, are pleased to offer to the market this two bedroom ground floor apartment. Comprising of entrance hall, two 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.

**INVESTOR BUYERS ONLY**  
Sold with tenant in Situ

**ENTRANCE HALL** The main entrance door leads into the hallway with doors leading to Kitchen/Lounge, Two Bedrooms and Bathroom, wall mounted electric heater, cylinder/storage cupboard off, intercom telephone.

**KITCHEN/LIVING ROOM KITCHEN AREA - 2.3m X 3.2m**

This area is open to the living area having a range of wall, base units and a drawer with contrasting counter top with an inset four ring electric hob , built under electric oven and stainless steel extractor. Stainless steel sink with mixer tap and single drainer. Part tiled to the work surface area. Plumbing and space for a washing machine and space for a tall style fridge freezer.

**LOUNGE AREA - 6.11m X 3.5m**

Two PVCu double glazed windows, 2 x wall mounted electric heaters, PVCu double glazed French Doors opening to a rear communal garden/patio area,



**BEDROOM ONE 10' 1" x 10' 2" (3.07m x 3.1m) PVCu**



double glazed window, built in storage cupboard, wall mounted electric heater

**BEDROOM TWO** 13' 1" x 9' 4" (3.99m x 2.84m) PVCu double glazed window, wall mounted electric heater

**BATHROOM/WC** Three piece white suite comprising rectangular panelled bath with shower over, pedestal wash basin, low flush wc, wall mounted electric heater, part tiled to bath, tile effect vinyl flooring.

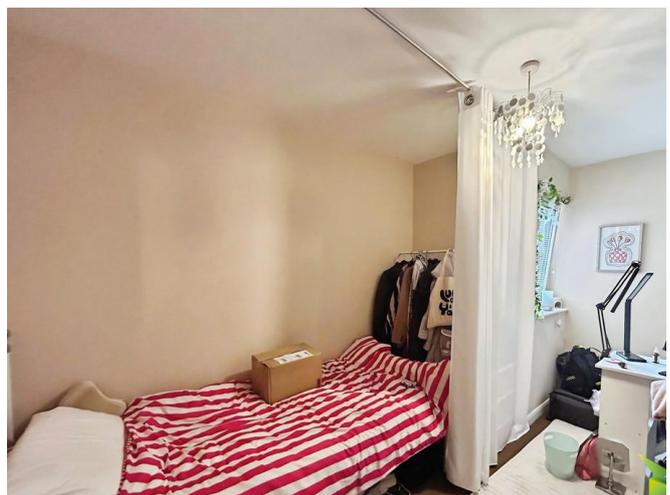
**LEASE INFORMATION** Service Charge: £1150 PA  
Ground Rent: £332.72 PA  
107 Years Remaining on the lease

**PROPERTY NOTES** There is off street parking available  
Limited Mobile Coverage  
The boundary is located on a Coalfield

**ADDITIONAL INFORMATION** 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 Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. 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 via bank transfer 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), directly to Martin & Co - Wakefield, and is non-refundable.

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## Martin & Co Wakefield

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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.