



Guide price £80,000

TENURE : LEASEHOLD

Barnsley Road, Wakefield, WF1 5NU

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**For Sale by Modern Auction –
T & C's apply**

Subject to Reserve Price

Buyers fees apply

**The Modern Method of
Auction**

**To be sold with tenants in
situ**

**Spacious two bedroom first
floor apartment**

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

01924 249349



Website: <https://movenowproperties.com>

MoveNowProperties are pleased to present this spacious two-bedroom first floor apartment, offering generous living accommodation throughout and located in a convenient area close to local amenities and transport links. The property is positioned above a quiet bridal shop and benefits from a private entrance accessed via external steps. Internally, the apartment offers a large open-plan living space, fitted wardrobes to both bedrooms and a private balcony accessed from the main bedroom. The property is being sold via auction through I Am Sold and is currently tenanted, making it an excellent opportunity for investors looking to purchase a property with tenants already in situ and an immediate rental income. Viewing is highly recommended to fully appreciate the size and potential this apartment has to offer.

Please note this property is to be sold with a sitting tenant! Current rent being paid £675 – Approx gross yield of 10% Approx Net Yield of 9%

Entrance

External steps lead to a first-floor communal landing area with a private entrance door providing access into the apartment.

Lounge / Dining Area

Measurements: 26'3" x 18'11" (7.99m x 5.76m)

A very spacious and bright open-plan living and dining area featuring carpet flooring, neutral décor and double-glazed windows to both the front and side elevations allowing plenty of natural light. The room benefits from two electric wall heaters and ceiling lighting, creating a comfortable and versatile living space.

Kitchen

Measurements: 13'4" x 8'6" (4.06m x 2.58m)

Open plan to the lounge yet set slightly apart, the kitchen is fitted with a range of wall and base units offering ample storage with complementary work surfaces. Features include vinyl flooring, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor above, two double glazed windows to the side elevation and ceiling spotlights.

Bedroom One

Measurements: 16'11" x 8'6" (5.15m x 2.58m)

A spacious double bedroom featuring carpet flooring, neutral décor, electric heater and double-glazed window to the side aspect. The room benefits from fitted mirrored sliding wardrobes providing excellent storage. An external door leads directly onto the private balcony, offering a pleasant outdoor space.

Bedroom Two

Measurements: 10'10" x 10'0" (3.29m x 3.05m)

A second well-proportioned double bedroom with carpet flooring, electric heater and double-glazed window to the side elevation. The room also benefits from fitted wardrobes for additional storage.

Bathroom

Measurements: 8'5" x 5'6" (2.56m x 1.67m)

The bathroom comprises a three-piece suite in white, including a bath with overhead shower and shower screen, low flush WC and pedestal wash basin. Additional features include vinyl flooring, partially tiled walls, double glazed window to the side elevation, wall-mounted mirror, electric heater and ceiling lighting.

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Investment Opportunity – Tenants in Situ

This property is being sold with tenants in situ, providing an excellent opportunity for investors seeking an immediate rental income. Further details regarding the tenancy can be provided upon request. The property is being sold via auction through I Am Sold. Interested buyers are advised to review the auction terms and conditions and register their interest early.

Location

The apartment is located in a convenient residential area of Wakefield, close to a range of local amenities including shops, supermarkets, schools and leisure facilities. The property is within walking distance of Sandal & Agbrigg railway station, providing excellent rail links to nearby towns and cities including Leeds and Sheffield.

Wakefield city center is also only a short distance away, offering a wider selection of retail, dining and entertainment options. The area benefits from good road connections, making it ideal for commuters.

EPC Rating: E39

Please contact us for further details of the full EPC

Tenure: Leasehold

Approximately 84 years remaining (From 2026)

Service Charge – Approximately £200 per annum

Ground Rent £10

Council Tax Band A

Property Type: Apartment

Construction type Brick built

Heating Type Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type N/A

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road parking available

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 convincing solicitor.

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Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.

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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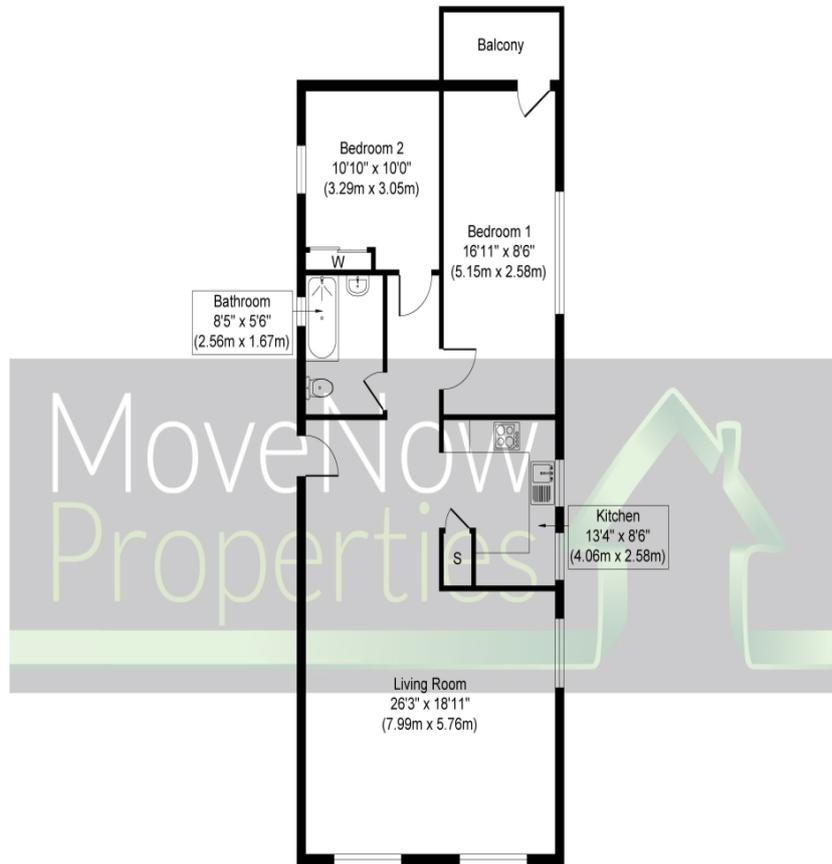
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Approximate Floor Area
871 sq. ft
(80.87 sq. m)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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