

FOR SALE

Investor Buyers Only

To be sold with tenant in situ



Huntsman House, Normanton

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £45,000


MARTIN&CO



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1 Bedroom, 1 Bathroom

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- INVESTOR BUYERS ONLY
- SOLD WITH TENANT IN SITU
- OPEN PLAN KITCHEN/LIVING AREA
- ONE DOUBLE BEDROOM
- OFF STREET PARKING



We have received an offer of £44500. Any increased offers are to be received within 5 days of this publication at the above agents

Martin and Co - Wakefield are pleased to bring to the market this one bedroom 2nd floor apartment. Comprising of entrance hall, one double bedroom, 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.

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ENTRANCE HALL The main entrance door leads into the hallway with doors leading to Kitchen/Lounge/Diner, Bedroom and Bathroom, cylinder/storage cupboard off. Intercom telephone.

KITCHEN/LIVING ROOM/DINING ROOM 18' 4" x 12' 4" (5.59m x 3.76m) Kitchen area - This area is open to the Lounge/diner having a range of wall and base units housing an electric oven while the work surfaces have an inset four ring electric hob and stainless steel sink with mixer tap and single drainer. There is a cooker hood over the hob and the kitchen is partly tiled. Wood effect vinyl flooring. Plumbing for washing machine and space for a fridge freezer.

Lounge Area- Two Dimplex electric wall heaters, Two PVCu double glazed windows, Velux skylight window.

BEDROOM 12' 2" x 11' 3" (3.71m x 3.43m) to maximum point. PVCu double glazed window, Dimplex wall mounted electric heater



BATHROOM/WC 6' 4" x 7' 0" (1.93m x 2.13m) Three piece white suite comprising rectangular panelled bath with shower over and glass side screen, pedestal wash basin, low flush wc, Dimplex wall mounted electric heater, part tiled to bath. Wood effect vinyl flooring.

OUTSIDE Set within communal lawned gardens where there is off street parking available.

LEASE INFORMATION Service Charge: £1235
Ground Rent: £332.72 PA
107 Years Remaining on the lease

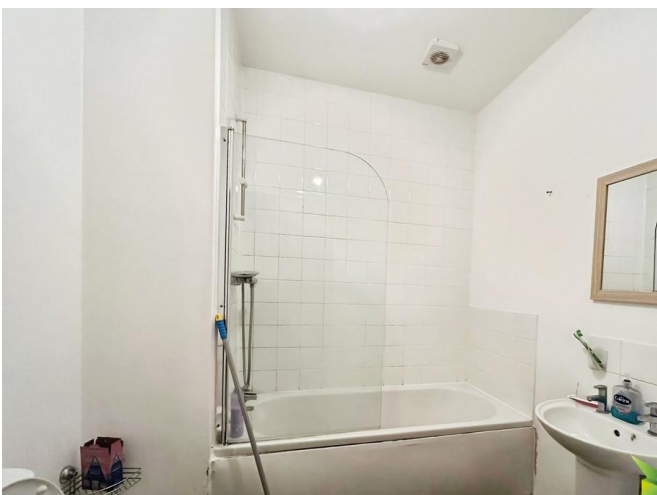
PROPERTY NOTES There is off street parking available
Limited Mobile Coverage
The boundary is located on a Coalfield

ADDITIONAL INFORMATION THE CURRENT RENTAL BEING PAID IS £500 PCM
THE VENDPR INFORMS US THE GROUND RENT IS £332.72 PA AND THE SERVICE CHARGE IS

£1235.00 PA

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 a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. 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 directly to Coadjute 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) and is non-refundable.

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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.