





Guide price £24,000

TENURE : LEASEHOLD

Spinners House, Dewsbury, WF13

Bedrooms : 0 **Bathrooms : 1** **Reception Rooms : 1**

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

Subject to Reserve Price

Subject to Reserve Price Buyers fees apply

The Modern Method of Auction

Attention BTL Investors - To be sold with a sitting tenant

Tenant currently paying £475pcm – Gross rental yield approx16%

Movenowproperties.com LTD
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01924 249349

Website:

MoveNow Properties

GUIDE PRICE £24,000 – For sale by Modern Auction with a sitting tenant. ATTENTION BUY TO LET INVESTORS! Currently accoupied by a tenant paying £475pcm offering a gross rental yield of approximately 16%. MoveNow Properties are proud to present this well-presented and furnished top-floor studio apartment, situated within the popular Spinners House development in Dewsbury town centre. Offering well-planned accommodation, the property benefits from a modern fitted kitchen and bathroom, electric heating, double glazing, neutral décor throughout and a video entry system. The apartment is situated on the top floor, with stairs leading to the fourth floor. The property is sold with a tenant in situ, making this an appealing opportunity for investors, while also offering potential for owner occupiers subject to the existing tenancy arrangements.

Communal Entrance
Accessed via a communal entrance, the building provides a light and airy hallway with sensor lighting, chrome switches and sockets and individual post boxes. Stairs lead to the apartment.

Entrance Hallway
The private entrance opens into the hallway, which benefits from laminate flooring, video entry system, smoke alarm, wall-mounted electric heater and a useful storage cupboard.

Storage Cupboard
A useful additional storage area providing power and lighting, fitted shelving and plumbing for a washing machine, also housing the water heater.

Living Area
Measurements: 17'9" x 11'9" (5.42m x 3.57m)
The well-planned living area provides a comfortable combined living and sleeping space, with double-glazed windows to the front and rear allowing plenty of natural light. There is carpeted flooring, fitted shelving providing useful storage.

Kitchen Area
The fitted kitchen comprises a range of wall and base units with complementary work surfaces, integrated fridge freezer, stainless steel sink and drainer with mixer tap, electric oven and 4 ring electric hob with extractor hood above. The kitchen also benefits from strip spotlights to the ceiling and vinyl flooring.

Bathroom
Measurements: 7'6" x 5'2" (2.29m x 1.58m)
The modern bathroom is fitted with a contemporary suite comprising a shower cubicle with glass sliding door, low-flush WC and wall-mounted hand wash basin. There is part tiling to the walls, tiled flooring, shaver point, ceiling lighting, chrome accessories and a wall-mounted mirrored corner cabinet.

Location
Spinners House is situated in a convenient town centre location within Dewsbury, providing easy access to a wide range of local amenities. The surrounding area offers a variety of shops, supermarkets, restaurants, cafés and leisure facilities, together with transport links providing access to surrounding towns and cities.
The property is well placed for those looking for the convenience of town centre living, with everyday amenities within easy reach. The location may also appeal to investors seeking a property in a central and well-connected position.

Please note: The property is sold with a tenant in situ.
The tenant has lived there since 2024 and is currently paying £475pcm (Rent last reviewed January 2026) Currently offering a gross rental yield of approximately16%. The tenant is very responsible and takes good care of the property, he is very comfortable and happy living in the property and would like to continue his tenancy there.

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EPC Rating: C
Please contact us for further details of the full EPC

Tenure: Leasehold
125 years from 1 January 2005 Approx. 103 years remaining
Ground Rent – Approx £231.79
Service Charge – Approx £1440

Council Tax Band A
Property Type: Apartment
Construction type Brick built
Heating Type Electric
Water Supply Mains water supply
Sewage Mains drainage
Gas Type NA
Electricity Supply Mains Electricity
Broadband connectionWire / cable / fibreop tic – please confirm.
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: No parking
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.

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.

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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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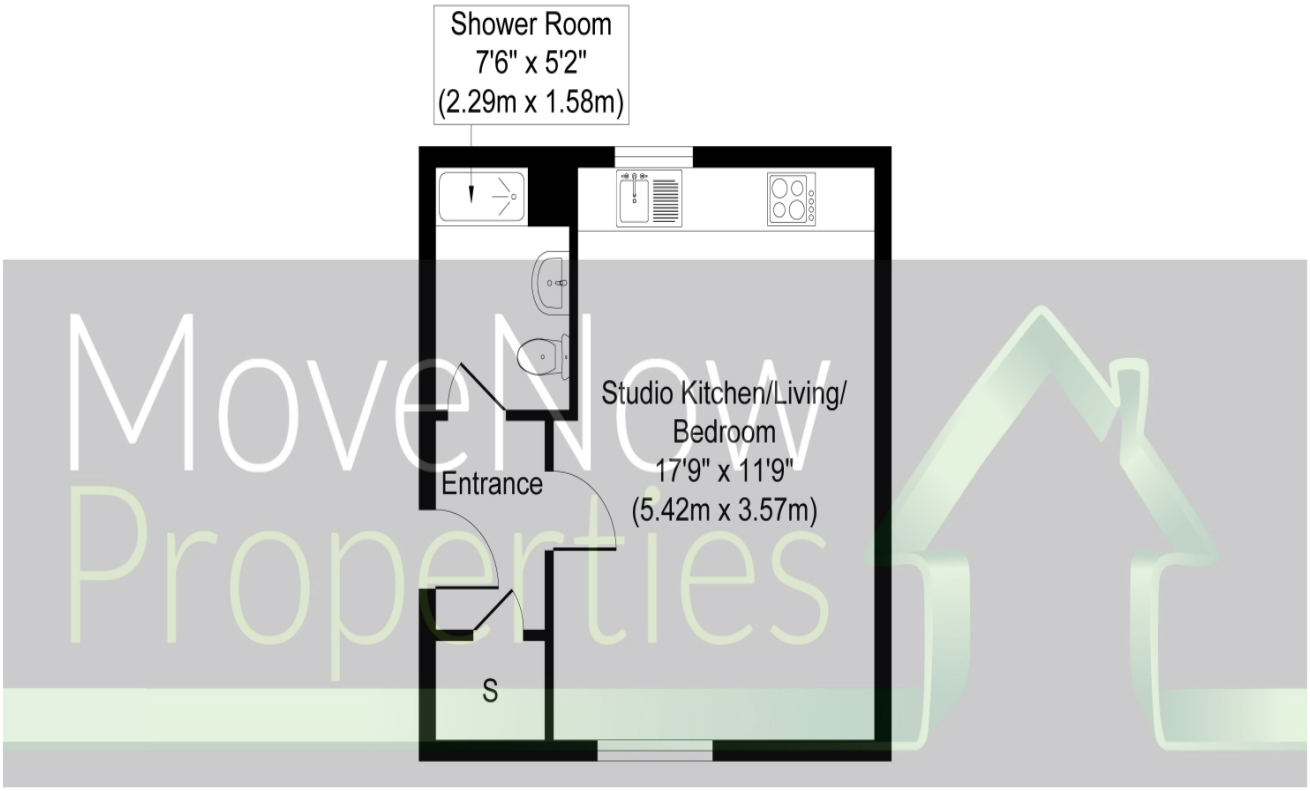


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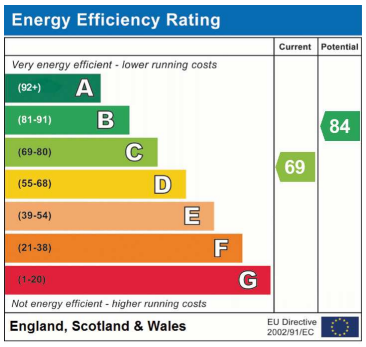
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Approximate Floor Area
307 sq. ft
(28.49 sq. m)

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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