

FOR SALE

Barrass Yard, Wakefield,

WF2 8WJ

2 Bedroom, Apartment

£115,000



Movenowproperties are delighted to offer this 2 double bedroom, first floor apartment for sale. Having pleasant entrance hall and allocated parking, this spacious apartment is ideally located in Thornes, within walking distance to Wakefield Town Centre.

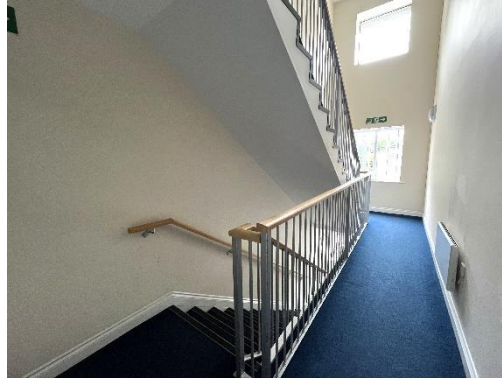
This property is currently rented, however can be sold with vacant possession.

Ideal for buy to let investors with a good tenant who has been residing in the property since January 2021.

Accommodation briefly comprises:

Communal Entrance

Having a pleasant communal entrance hall with key entry, letter boxes on ground floor and stairs leading to first floor.



Private Entrance

A private entrance with carpet flooring and large cupboard housing water heater ideal for shoes, coats and additional storage.

Living Room / Kitchen

Measurements: 21' 11" x 12' 10" (6.68m x 3.91m)

A light and airy open plan living area with patio doors offering Juliet balcony allowing lots of natural light. Laminate flooring, electric wall heater and telephone intercom.

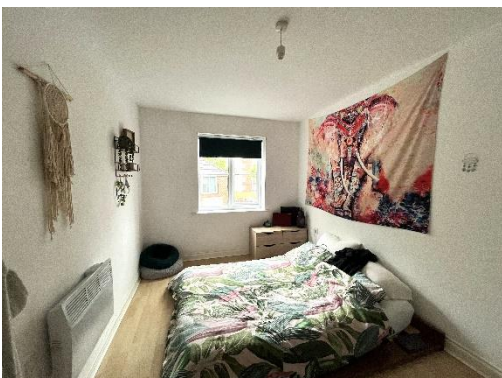
The kitchen offers a range of wall and base units with complementary work surfaces, integrated fridge/freezer, freestanding washing machine, electric oven, 4 ring electric hob with extractor hood above, stainless steel sink with mixer tap and drainer.



Bedroom 1

Measurements: 12' 4" x 8' 8" (3.75m x 2.63m)

A double bedroom with laminate flooring, electric wall heater and double glazed window overlooking the front.



Bedroom 2

Measurements: 10' 4" x 6' 9" (3.14m x 2.06m)

Another double bedroom with laminate flooring, electric wall heater and double glazed window overlooking the front.



Bathroom

Measurements: 6' 10" x 5' 8" (2.09m x 1.73m)

Having a modern 3 piece suite in white, bath with overhead shower, wash basin with modern vanity unit, low flush WC, part tiling to walls, shaver point and extractor fan.



Outside

Situated in the popular location of Thornes, within walking distance to Wakefield Town Centre. The development offers allocated parking.

Tenure

Leasehold

Lease length 155 years from 2005 with approx. 138 years remaining.

The Service Charge is approx. £1225 pa

Ground Rent is £175 pa.

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B			(81-91) B
(69-80) C	77	78	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

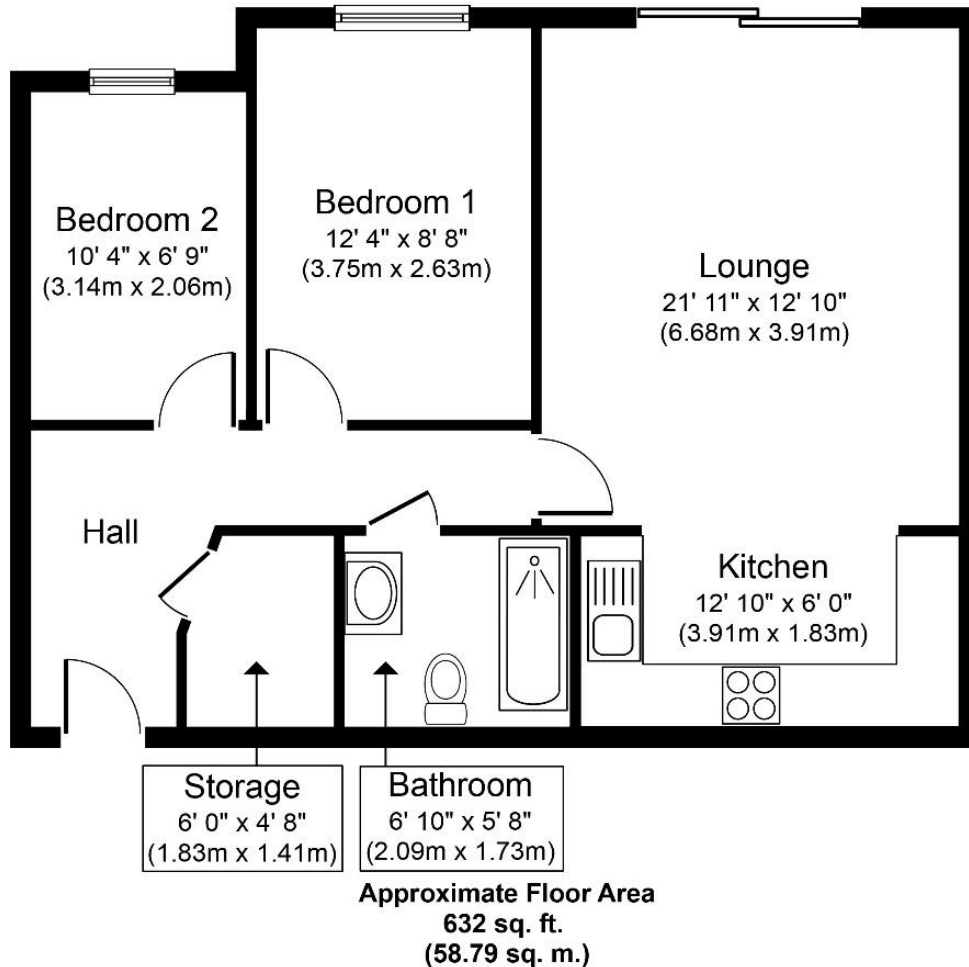
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

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.



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. 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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