

MoveNow Properties



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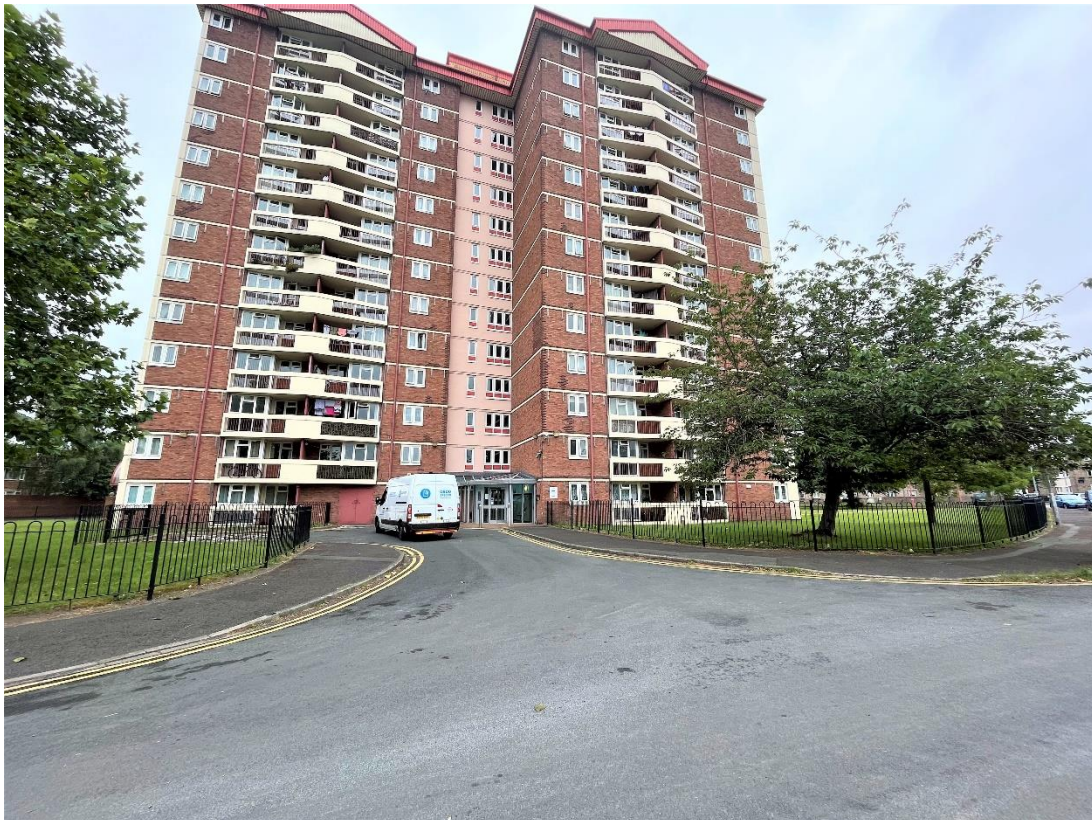
FOR SALE

St Michaels House, Thornes,

Wakefield, WF2 8TR

1 Bedroom, 9th Floor Apartment

£75,000



Movenowproperties are pleased to offer this 1 bedroom, 9th floor apartment set within St Michaels House. Ideal for first time buyers or investors alike, with an estimated rental yield of around 8%. Must be viewed to fully appreciate.

- 1 double bedroom
- 9th floor with lift access
- Balcony with extensive views
- Well maintained communal areas
 - Large storage cupboard
- Ideal for investors with estimated 8% rental yield
- Must be viewed to be appreciated

Hallway

Having laminate flooring, neutral decoration, coving to ceiling, intercom system, electric heater, doors to separate rooms and useful storage cupboard.



Bathroom

Measurements: 6' 3" x 5' 2" (1.90m x 1.57m)

Comprising of a 3 piece suite in white, low flush WC, pedestal wash basin, bath with overhead shower, vinyl flooring, wall mirror, part tiling to walls, ceiling light, coving to ceiling, electric heater and wall mounted cabinet.



Living Room

Measurements: 16' 0" x 9' 7" (4.87m x 2.92m)

Spacious living area, having double glazed window and door to balcony with views across Wakefield. Laminate flooring, wooden fire surround with electric fire, wall lights and two electric heaters.



Kitchen

Measurements: 11' 0" x 6' 1" (3.35m x 1.85m)

Having a range of wall and base units with complementary work surfaces, splash back tiling, free standing electric oven and hob, 1 1/2 stainless steel sink with drainer, double glazed window, strip light to ceiling, vinyl flooring, wall heater, cupboard housing water tank and plumbing for washing machine.



Bedroom

Measurements: 15' 11" x 8' 0" (4.84m x 2.44m)

A double bedroom with carpet flooring, double glazed window, wall light, neutrally decorated and electric heater.



Balcony

Extensive views across Wakefield.



Communal

Having well maintained and secure communal areas with electric key fob entry. Lift access to all floors. Large communal garden to rear of building.

Parking is on street. Garage may be available with request via Wakefield Council at an additional charge.



Tenure

Leasehold

101 years lease with approx. 92 years remaining.

Service charges and ground rent approx. £923.75 per annum, payable monthly.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

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

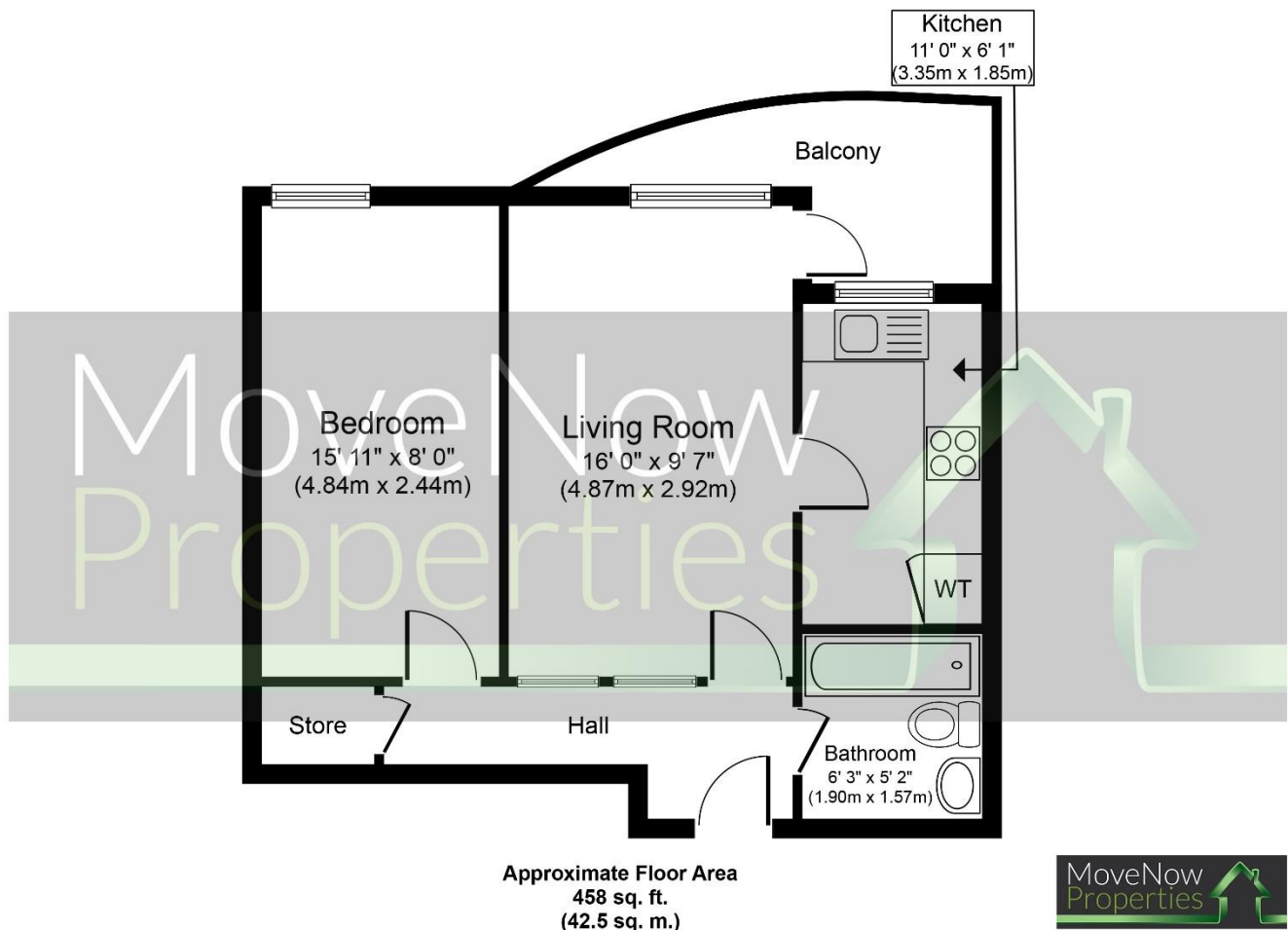
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

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. 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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