

MoveNow Properties



ATTENTION INVESTORS,
Movenowproperties offer this
1 bedroom, first floor
apartment with sitting tenant.
Offering approx. 8% rental
yield.



MoveNow



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- Approx. 8% rental yield
- 1 bed apartment
- Must be viewed
- Well maintained
- Sitting tenant
- Not to be missed
- Electric Heating
- Leasehold

More Information:

www.movenowproperties.com

info@movenowproperties.com



10 Rishworth Street, Wakefield,
WF1 3BY



**The Mill, Dewsbury
Road, Ossett, WF5 9QG
1 Bed Apartment
£75,000**



To book a viewing
please contact us on

01924 249349

Open Plan Kitchen / Living Area

Measurements: 19' 8" x 17' 11" (6.00m x 5.45m)

Living Area

Having hardwood double glazed windows to front elevation, laminate flooring, ceiling light and electric wall mounted heater.

Kitchen

Boasting a range of wall and base units with complementary work surfaces, electric oven and hob with extractor hood above, integrated fridge freezer, integrated washing machine and stainless steel sink with mixer tap.



Bedroom

Measurements: 10' 0" x 8' 7" (3.04m x 2.62m)

A double bedroom with laminate flooring, hardwood double glazed window to front elevation, ceiling light and wall mounted electric heater.

Shower Room

Comprising of tiled walls and floor, low flush WC, pedestal wash basin, shower cubicle, electric heater, ceiling light and shaver point.

Outside

Ample parking

Tenancy

The property currently has a sitting tenant who has resided at the property since Apr 2018. A very well maintained property and the rent is paid on time every month with no prior issues. The current rental is £550pcm, offering approx. 8% rental yield.

Tenure

Leasehold

Approx. 118 years remaining. 125 years lease from 2016

Service charges approx. £500 per annum
Ground rent approx. £200 per annum

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:
01924 249349
info@movenowproperties.com
www.movenowproperties.com

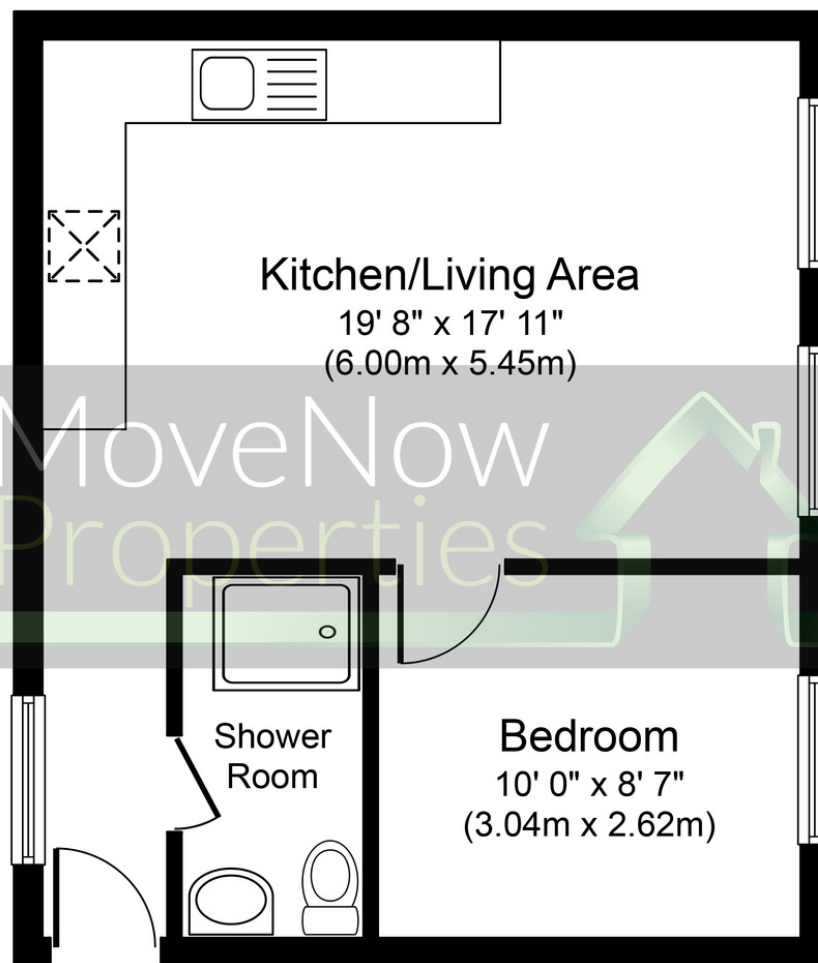
Floor plans

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.

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Approximate Floor Area
379 sq. ft.
(35.2 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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