

# MoveNow Properties



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**FOR SALE**

**Millfields, Ossett,**

**WF5 8HE**

**1 Bedroom, Terrace**

**£90,000**



Movenowproperties present this 1 bedroom terrace, ideal for investors with a potential rental yield of around 8%. Set within a sought after area, close to local amenities and parking space.

- Great potential
- Attention investors
- Potential rental yield of 8%
- Open plan living area / kitchen
  - Ample storage space
  - Allocated parking space
  - Sought after area
  - Close to local amenities

Accommodation briefly comprises:

Entrance door leading to open plan living area and kitchen.

### Living Area

**Measurements: 16' 0" x 13' 1" (4.87m x 3.99m)**

Cosy living space with laminate flooring, double glazed window to front aspect, fire surround and hearth, stairs leading to first floor and useful understairs store cupboard, 3 radiators and open to kitchen.



### Kitchen

Comprising of wall and base units, work surfaces and breakfast bar, sink and drainer, space for washing machine, space for free standing cooker, double glazed window and laminate flooring. This kitchen is in need of refurbishment with huge potential.





### Stairs & Landing

Carpet flooring, doors leading to bathroom and bedroom and storage cupboard.



### Bedroom

**Measurements: 13' 1" x 8' 9" (3.99m x 2.67m)**

Double bedroom with laminate flooring, double glazed window, storage cupboard set over bulkhead, radiator and cupboard housing combi boiler.



### Bathroom

**Measurements: 6' 6" x 5' 3" (1.99m x 1.60m)**

Fully operational but due refurbishment is this 3 piece bathroom having bath with overhead electric shower and folding glass shower screen, wash basin, low flush WC and frosted double glazed window.



### Outside

Allocated parking space and open plan communal gardens.



## Tenure

Leasehold

999 years lease from 1984, approx. 959 years remaining

Ground rent, maintenance & service charges approx. £529.66 per annum

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C		
55-68	D	68	
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:

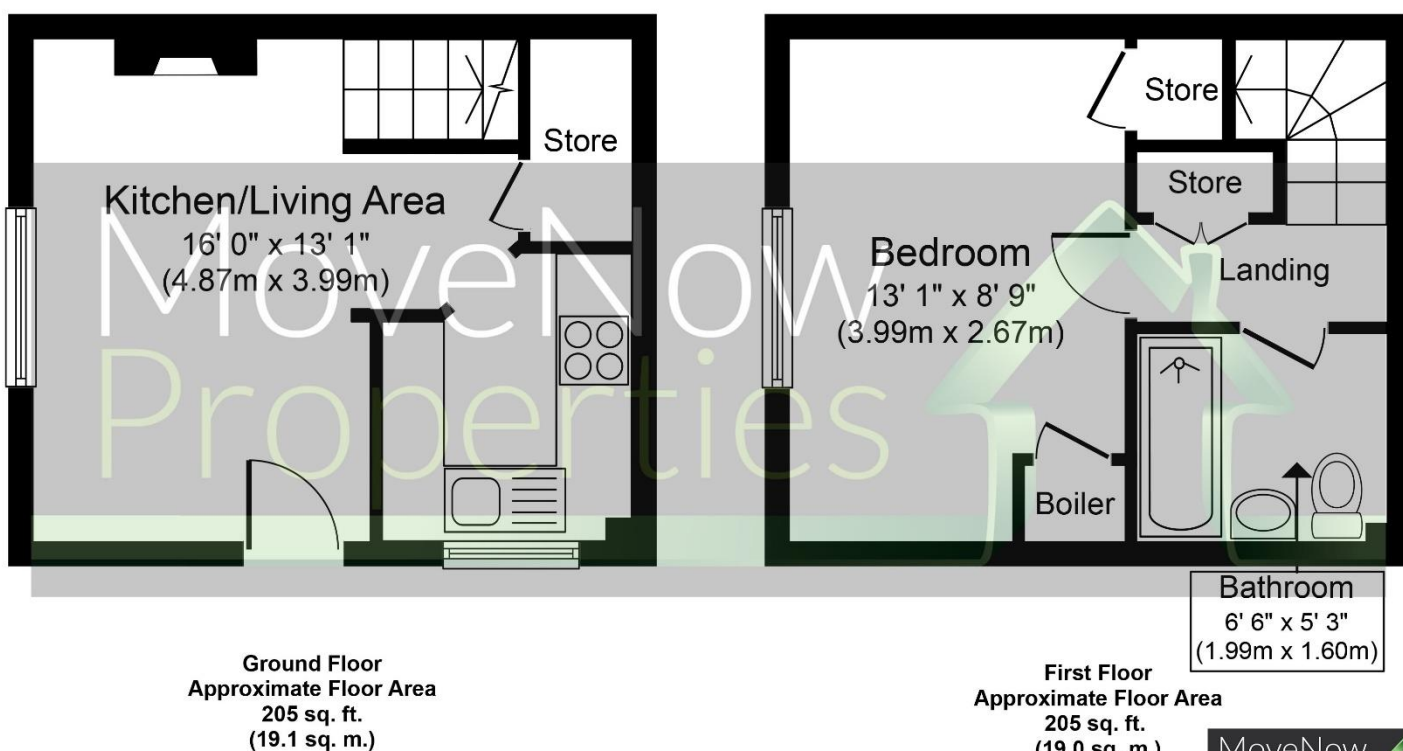
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## Floor plans

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.



**DISCLAIMER:**

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