

Move Now Sales



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FOR SALE

The Mill, Dewsbury Road, Ossett,

WF5 9QG

1 Bedroom, Ground Floor

Apartment

£69,995 OIRO



Movenowproperties are delighted to offer this 1 bedroom, ground floor apartment for sale. Suitable for first time buyers and investors alike! Having kitchen appliances, spacious living accommodation and potential rental yield of around 8.5%.

Accommodation briefly comprises:

Private entrance door leading to open plan living area and kitchen.

Living Area / Kitchen

Measurements: 16' 11" x 15' 7" (5.16m x 4.76m)

Living Area

Spacious area with laminate flooring, neutrally decorated, double glazed window to front aspect, BT & TV points, electric heater and ceiling light.



Kitchen

Comprising of a range of wall and base units with complementary work surfaces, electric oven & hob with extractor hood above, stainless steel sink & drainer, integrated fridge/freezer, washing machine, laminate flooring and ceiling lights.



Bedroom

Measurements: 11' 2" x 9' 11" (3.41m x 3.02m)

Double bedroom with laminate flooring, double glazed window to front aspect, neutrally decorated, electric heater, ceiling light, small store cupboard housing water tank and door to bathroom.



Bathroom

Measurements: 7' 9" x 5' 7" (2.35m x 1.70m)

Three piece suite having low flush WC, pedestal wash basin, bath with overhead shower, fully tiled flooring and walls, extractor fan and ceiling light.



Potential rental income of £495pcm offering a rental yield of around 8.5%.

Tenure

Leasehold - approx. 237 years remaining

Ground rent approx. £100 per annum

Service charge approx. £600 per annum

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C	71	
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 us on 01924 249349.

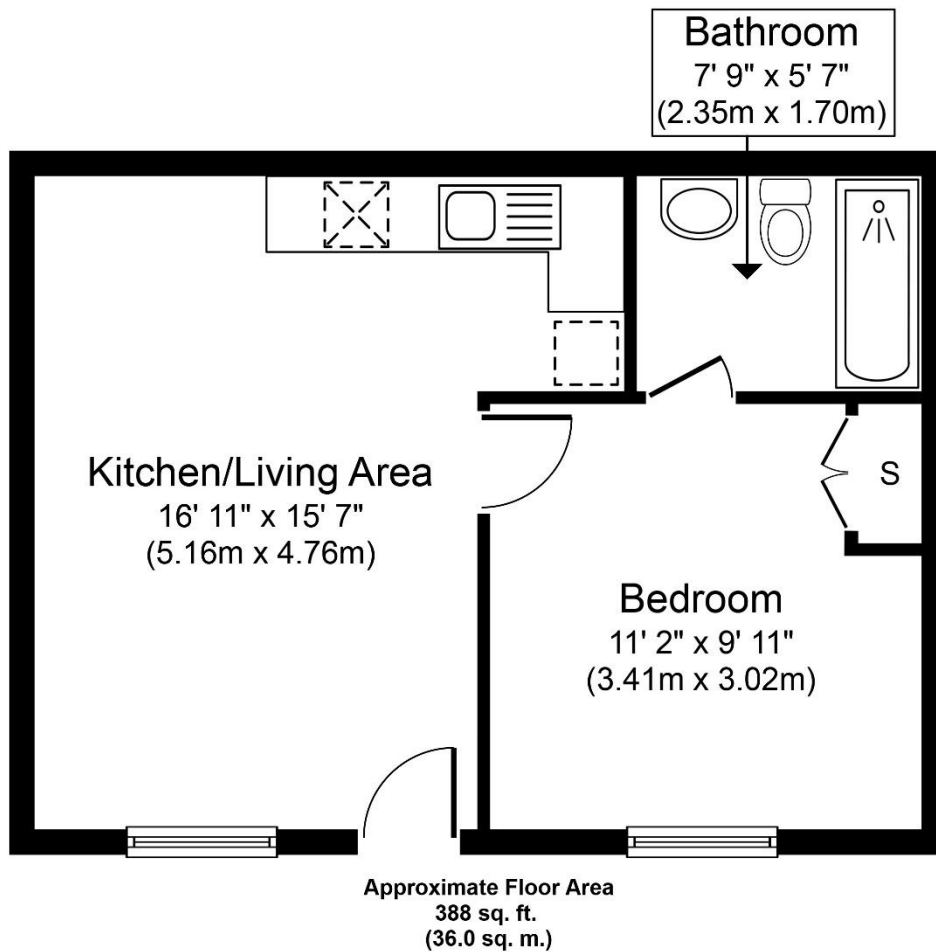
Free valuations

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. 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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