Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

50 Dunbar Street, Wakefield, WF1 5EG

For Sale By Modern Method Of Auction Leasehold Starting Bid £45,000

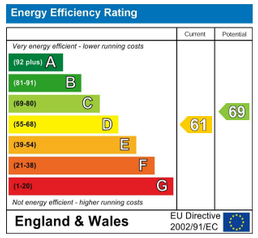
For sale by Modern Method of Auction; Starting Bid Price £45,000 plus reservation fee. Subject to an undisclosed reserve price.

Offered for sale with no onward chain is this one bedroom, ground floor apartment, currently tenanted via Wakefield council. The property would be ideal for a cash buyer.

The property has undergone a scheme of renovation in recent years and offers low maintenance accommodation comprising of a communal entrance, stylish fitted kitchen, lounge with electric feature fire, double bedroom and tiled bathroom/w.c. The property benefits from off road parking.

The property is let on an Assured Shorthold Tenancy through Wakefield council and is currently subject to a three year lease. Further details are available on request.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES www.mortgagesolutionsofwakefield.co.uk
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 339572,
Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

COMMUNAL ENTRANCE

KITCHEN
Stylish fitted kitchen with single electric oven, ceramic hob, extractor hood, plumbing for washing machine and laminate work top with breakfast bar end.

LOUNGE
Electric feature fire, window, gas central heating radiator and carpeted with skirting board.

BEDROOM
Spacious bedroom with gas central heating radiator, window and carpeted with skirting board.

BATHROOM/W.C.
White three piece suite with shower over the bath, pedestal wash basin, low flush w.c., chrome ladder style radiator and tiled walls.

OUTSIDE
Off street parking.

COUNCIL TAX BAND
The council tax band for this property is A.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

LEASEHOLD
The service charge is £800-1,200 (pa) and ground rent £50 (pa). The remaining term of the lease is 91 years (2022). A copy of the lease is held on our file at the Wakefield office.

EPC RATING
To view the full Energy Performance Certificate please call into one of our six local offices.

PLEASE NOTE
The photographs were taken prior to the tenants taking occupation.

TENANCY
The property is currently let to Wakefield Council who house their own tenants in the property.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.