Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

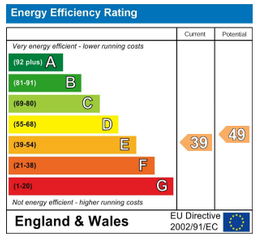
50 Dunbar Street, Wakefield, WF1 5EG

For Sale Leasehold £65,000

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.



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. Any purchaser would have the opportunity to take on a new lease to Wakefield Council (as tenants) for a minimum 3 year fixed tenancy. The currently monthly rent being received is £400pcm and we are advised that the Council will ensure that the property is put back in the same condition as it was taken, should either party terminate the tenancy. Further details available upon request.