



HODSONS

ASKING PRICE

£69,500

Atelier

Wakefield, WF1 5NZ

PROPERTY SUMMARY

BUY TO LET INVESTMENT OPPORTUNITY - a modern first floor **STUDIO** apartment situated one mile south of Wakefield city centre but within easy reach of all the local amenities together with Sandal & Agbrigg Railway Station. The property benefits from double glazed windows, electric heating and comprises of kitchen area with oven, hob, extractor hood, fridge & freezer unit (no washer and no space for one to be fitted), lounge/bedroom area and shower room/WC. Pleasant communal garden areas. No parking offered with this apartment. This property represents an excellent opportunity for a Buy to Let investor as there is a tenant in situ currently on an Assured Shorthold Tenancy until 12th April 2025 for a rent of £445 per month.

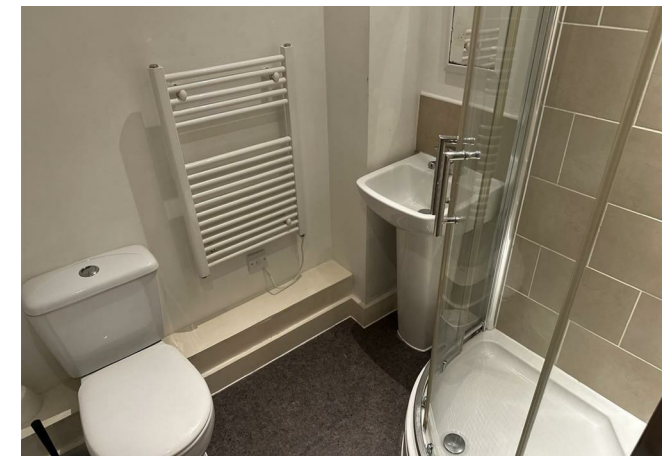
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LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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