



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

TWO APARTMENTS WITHIN DETACHED BUILDING

**550A & 550B WAKEFIELD ROAD,
OSSETT, WF5 9QL**



- Of interest to cash buyers/landlords/investors
- Ground and first floor apartments within detached building
- Tenanted under a Assured Shorthold Tenancy Agreement

0113 2348999

Location

The property is located in the town of Ossett with access to surrounding towns and cities of West Yorkshire.

Description

The properties are two apartments within one detached building. The ground floor comprises entrance to fitted kitchen, large lounge/dining room, bedroom and wardrobes off, bathroom and useful store cellar and is electrically centrally heated and majority uPVC double glazed. The property is currently vacant.

The first floor apartment provides entrance with stairs leading to landing, lounge, dining kitchen, bedroom and large bathroom. The property is centrally heated and single glazed. This apartment is currently tenanted under an Assured Shorthold Tenancy Agreement at a rental of £266.32 per calendar month.

Accommodation

Apartment 550B – First Floor

Hallway

Timber and glazed door with window above into hallway with stairs leading to landing and doors to all principle rooms.

Lounge

15' 1" x 12' 7" (4.6m x 3.84m)

Enjoying natural from two aspects and three windows in total, radiator, ornate fireplace with marble hearth and back and feature surround.

Dining Kitchen

13' 1" x 11' 2" (4m x 3.41m) max.

A range of wall and base units with wood fronts a roll top work surfacem inset four ring electric hob, housed double oven, top oven with grill, one a half bowl sink with mixer tap and drainer, space and plumbing for automatic washing machine, space for fridge freezer, tiled splashbacks, inset spotlights, part tiled floor, plinth heater. Please note within one of the kitchen units is the central heating boiler.

Bedroom

15' 1" x 8' 3" (4.6m x 2.52m)

A double bedroom, the measurement includes wardrobes and drawers, coving and radiator.

Bathroom

9' 11" x 9' 6" (3.04m x 2.91m) max.

A three piece suite of rectangular bath, pedestal wash hand basin, low flush WC. Part tiled walls and radiator.

Tenancy Agreement

The property is let on an Assured Shorthold Tenancy dating back to 2011. The passing rent is £266.32 per calendar month.

Apartment 550a – Ground Floor

Kitchen

8' 4" x 13' 1" (2.56m x 4m)

With a range of wall and base units and a roll top work surface with tiled splashbacks, stainless steel one and half bowl sink with mixer tap and drainer, stainless steel four ring electric hob with multi function oven under. Cupboard housing central heating boiler (electric) radiator, laminate floor.

Inner Hallway

With door to bedroom, living room, bathroom and store cupboard.

Living Room

12' 11" x 18' 2" (3.96m x 5.54m)

A spacious lounge and dining room with three sealed unit double glazed uPVC windows an ornate fireplace with marble hearth and back in Adams style surround, double panel radiator, three wall light points, door off to useful store cellar.

Bedroom

11' 7" x 7' 6" (3.54m x 2.31m)

Please note the measurement excludes the wardrobes and recess by door, radiator, uPVC double window with tertiary glazing.

Bathroom

6' 5" x 5' 6" (1.97m x 1.7m)

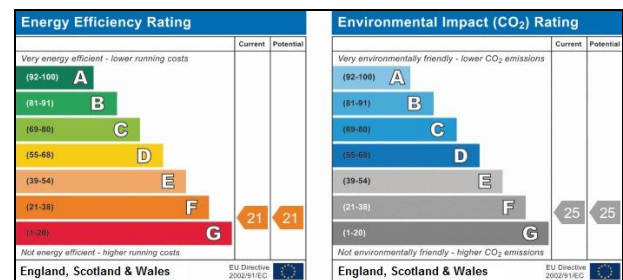
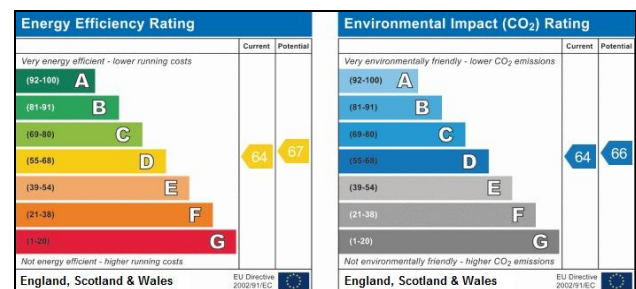
With a white and chrome suite of rectangular panelled bath, pedestal wash hand basin, low flush wc, half tiled walls, extractor fan and radiator.

Cellar

Of good size and housing consumer unit.

550A Wakefield Road does not have any garden.

Energy Performance Certificate



Price

£115,000.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

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Our Ref: 2184/A/S
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Subject to Contract



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