

FOR SALE



Linden House, Manygates Park

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £35,000



Linden House, Manygates Park

1 Bedroom, 1 Bathroom

Asking Price Of £35,000

Martin and Co - Wakefield bring to the market this One bedroom apartment requiring refurbishment. Inviting CASH BUYERS only. Briefly comprising of entrance hall way, with open plan kitchen living dining. The kitchen offering a range of wall and base units, electric oven and hob. The property benefits from a double bedroom and house with bathroom, with three piece suite and shower over bath.

OPEN LIVING / KITCHEN 9' 7" x 19' 10" (2.94m x 6.06m)

BEDROOM ONE 9' 7" x 13' 6" (2.94m x 4.14m)

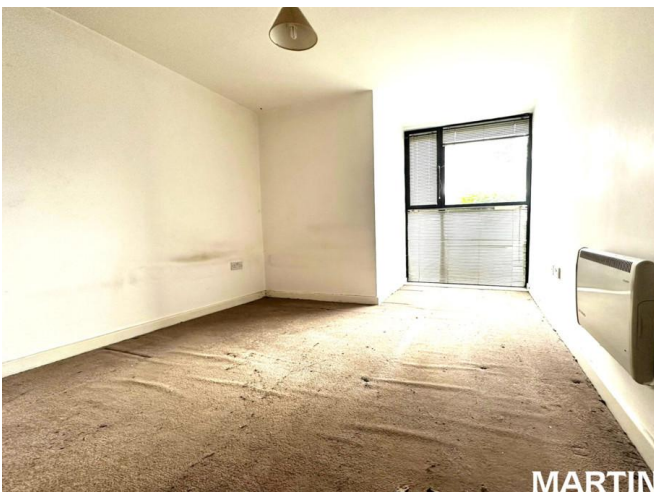
BATHROOM 5' 10" x 6' 1" (1.8m x 1.86m)

LEASE DETAILS Service Charge: £1500 PA
Ground Rent: £333 PA

108 Years Remaining on the Lease

CASH BUYERS ONLY

- No Onward Chain
- Cash Buyers Only
- One Bedroom
- Requires Refurbishment
-



MARTIN

%epcGraph_c_1_441%

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.