

FOR SALE



Huntsman House, Normanton

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £49,950



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We have received an offer of £45,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Martin and Co - Wakefield, are pleased to be bringing to the market this one bedroom 2nd floor apartment. Comprising of entrance hall, one double bedroom, bathroom and an open plan kitchen/dining/living area. Offered with no Onward chain and vacant possession. Off street parking. Boundary is on a Coalfield. INVESTOR BUYERS ONLY

- INVESTOR BUYERS ONLY
- OPEN PLAN KITCHEN/LIVING AREA
- ONE DOUBLE BEDROOM
- OFF STREET PARKING
- INVESTMENT OPPORTUNITY

ENTRANCE Communal entrance door leading into ground floor communal entrance hall and steps leading up to the 2nd floor.

ENTRANCE HALL Leading to lounge/diner, bedroom and bathroom, Intercom telephone, loft access point. Dimplex electric wall heater

LOUNGE/DINER/KITCHEN 17' 1" x 15' 10" (5.21m x 4.83m) Lounge Area - Two Dimplex wall mounted electric heaters, two PVCu double glazed windows, velux skylight window, open through to the kitchen area.

Kitchen Area - Range of fitted wall, base units and drawers with contrasting work surfaces and inset single bowl, single drainer, stainless steel sink unit and mixer tap. Four ring electric hob and built under oven with stainless steel extractor over, fully tiled to work surface, plumbed for washing machine, space for a tall style fridge freezer, wood effect vinyl floor covering.

BEDROOM 12' 3" x 11' 11" (3.73m x 3.63m) plus doorway Dimplex electric wall heater, Two PVCu double glazed windows, Velux skylight window, cylinder cupboard off, large storage cupboard off with hanging rail.





BATHROOM/WC 7' 5" x 6' 3" (2.26m x 1.91m)

Combined three piece white suite comprising rectangular panelled bath with shower over and glass side screen, pedestal wash basin with tile splash back, low flush wc, tiled to bath, tile effect vinyl flooring, Dimplex electric wall heater.

OUTSIDE Set within communal lawned gardens where there is off street parking available.

LEASE INFORMATION Service Charge:

Ground Rent: £332.72 PA

107 Years Remaining on the lease

PROPERTY NOTES There is off street parking available

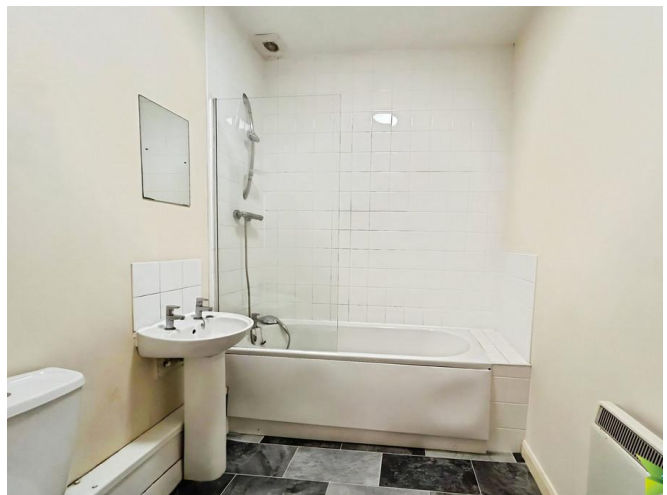
Limited Mobile Coverage

The boundary is located on a Coalfield

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline

of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to



Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.



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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.