



BRADFORD ROAD,
EAST ARDSLEY,
WAKEFIELD, WF3 2EY
Offers Over £225,000
1 Bedroom Flat
EPC Rating: E

LINLEY &
SIMPSON

Linley and Simpson are delighted to bring to market a rare opportunity to purchase a freehold property comprising of 4 self contained apartments. The properties are fully let and currently achieving £21,000 gross PA. The property is available to buy with NO CHAIN.

Situated in the heart of the sought-after village of East Ardsley, with lots of local amenities and ideally located for the M1, M62, Leeds and Wakefield.

All apartments are to a good standard with neutral décor throughout, white bathrooms suites and electric heating. Limited off street parking available.

FLAT 1

2 Bedroom ground floor flat, currently tenanted £465PCM

FLAT 2

1 Bedroom first floor flat, currently tenanted £395PCM

FLAT 3

1 Bedroom first floor flat, currently tenanted £415PCM

FLAT 4

2 Bedroom first floor flat, currently tenanted £445PCM

TENURE

The property is available to purchase on a freehold basis. Offers are invited for consideration.

SERVICES

All mains services including electric, water and broadband are believed to be connected to this site, however, interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

EPC's are available upon request. We are advised that properties are leasehold with a 999 year lease and an annual ground rent charge of £100.

Further information on tenancy length is available upon request.



Additional Information

EPC's are available upon request.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.