



## Mill Road, Dewsbury

Wakefield, WF13

Offers Over **£900,000**



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Wakefield, WF13

Council Tax band: A

Tenure: Freehold

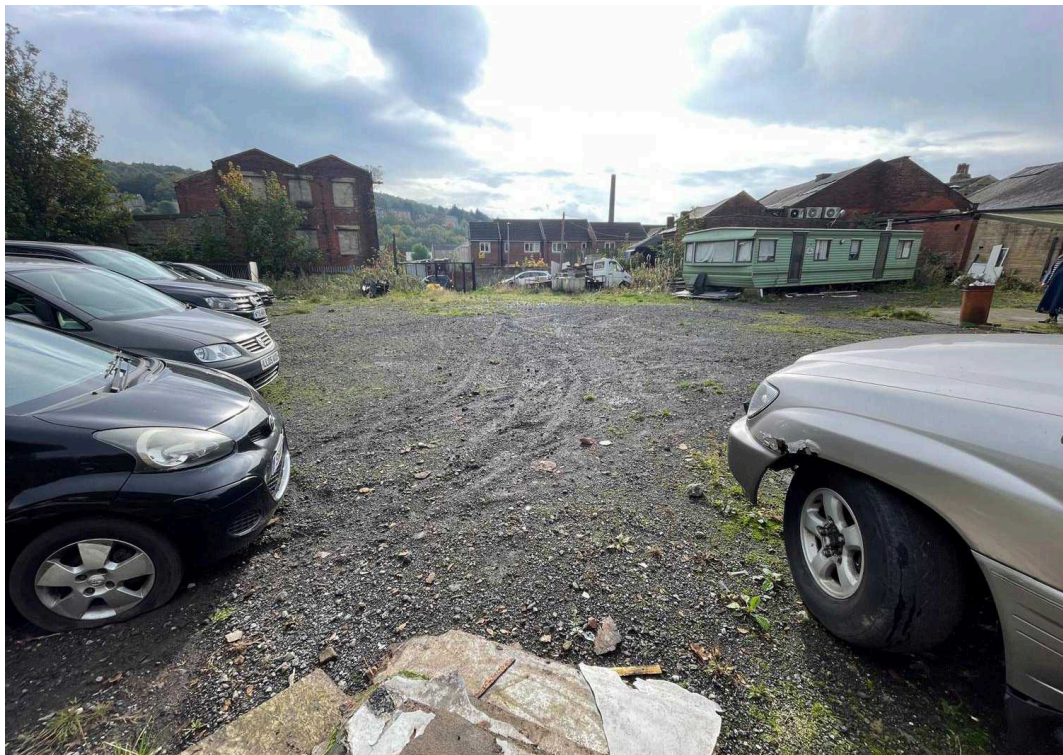
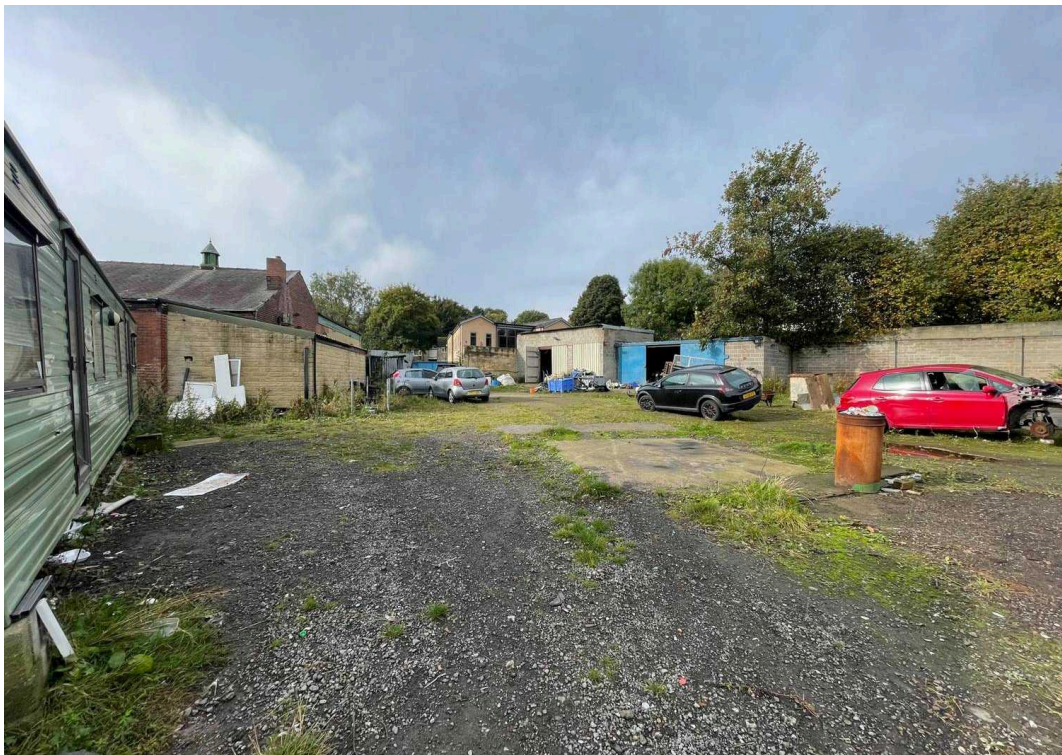
**FANTASTIC OPPORTUNITY TO PURCHASE 0.54 ACRE SITE CLOSE TO DEWSBURY TOWN CENTRE. THE SITE HAS TWO SEPARATE ACCESSES, ONE OFF MILL LANE AND THE OTHER FROM DAVID LANE. WITH EASY ACCESS TO MILL LANE GAINED FROM THE A652 ON BRADFORD ROAD.**

The site is currently used predominately for storage and parking with two single storey workshops and is to the main hard standing surface. The site is securely fenced

Best and Final offers over £900,000 with bids to be submitted by noon on Thursday 28th November.

- 0.54 acre site close to centre of Dewsbury
- Suitable for a variety of uses (subject to planning)
- Two vehicular access points







## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

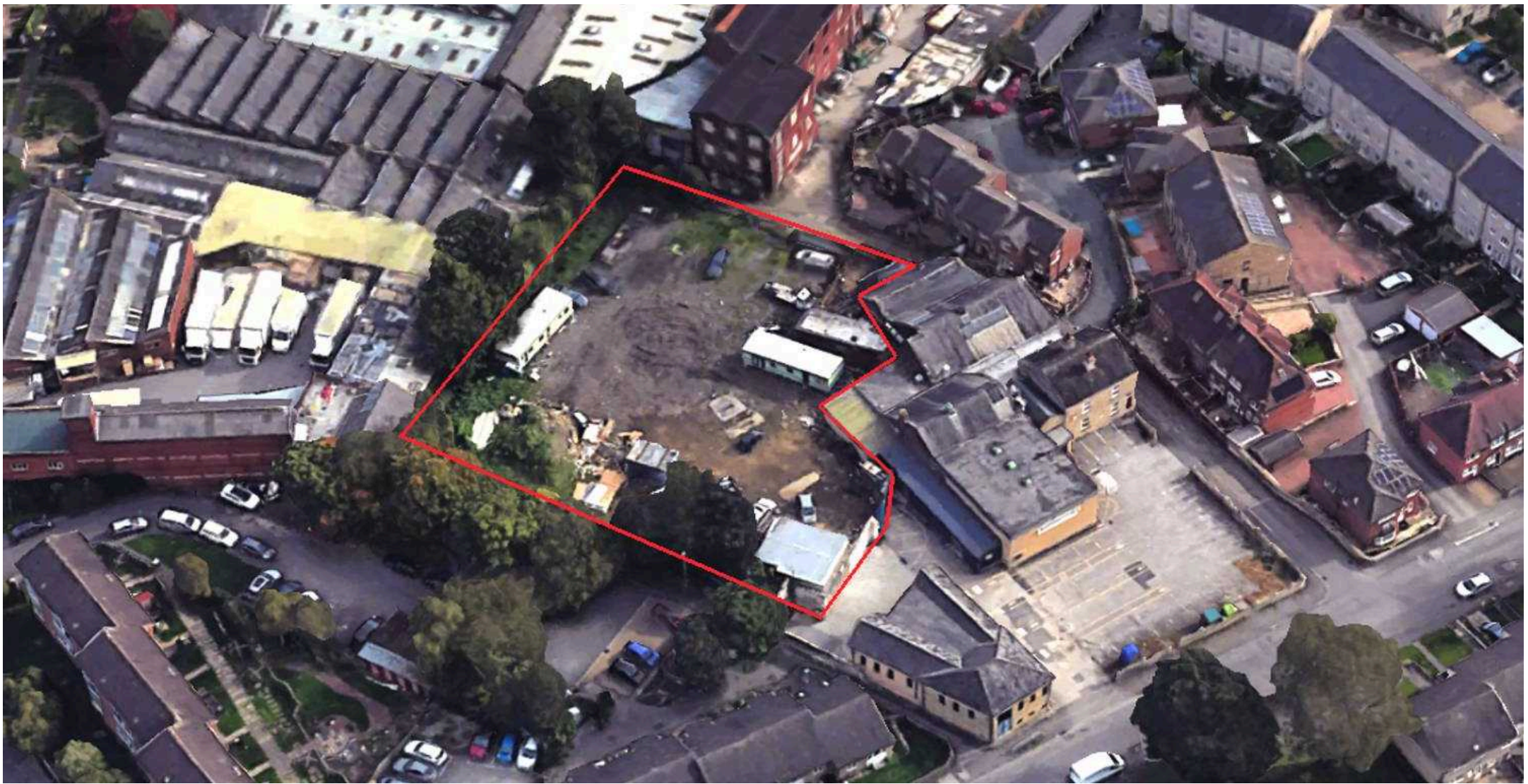
Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/10/2024

**PROPERTY VIEWING NOTES -**

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## Simon Blyth Estate Agents

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