

FOR SALE



Huntsman House, Normanton

2 Bedrooms, 1 Bathroom, Apartment

£64,950



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- Cash Buyers Only
- No Onward Chain
- Two Bedrooms
- Perfect Investment Opportunity
- Open Plan Living and Kitchen Area

Martin and Co - Wakefield, are pleased to be to the market this two bedroom ground floor apartment. Compromising of entrance hall, two double bedrooms, bathroom and an open plan kitchen living area. Offered with no Onward chain. Cash Buyers Only. We have received an offer of £61,000. Any increased offers are to be received within 5 days of this publication at the above Agents.

KITCHEN/LOUNGE 19' 8" x 19' 11" (6.01m x 6.09m)

This area is open to the; kitchen having a range of wall and base units housing an electric oven while the work surfaces have the electric hob and stainless steel sink and drainer. There is a cooker hood over the hob and the kitchen is partly tiled. Plumbing for washing machine and space for a fridge freezer. Following through into the spacious lounge with wall mounted electric heaters and large window allowing natural light to flood the room.

BEDROOM ONE 10' 5" x 10' 0" (3.18m x 3.05m) A generously sized double room with window to rear elevation and wall mounted electric heater.

BEDROOM TWO 13' 0" x 9' 4" (3.98m x 2.85m) The second bedroom is a spacious double room and electric wall mounted heater and window to rear elevation.

BATHROOM 7' 1" x 6' 2" (2.16m x 1.9m) Fitted with a three piece suite comprising of a bath with shower over, wash hand basin and a W.C. Partly tiled walls and vinyl flooring with an extractor fan and a wall mounted heater.

LEASE INFORMATION Service Charge: £1050 PA
Ground Rent: £332.82 PA
107 Years Remaining on the lease





PROPERTY NOTES There is parking available
Limited Mobile Coverage
The boundary is located on a Coalfield





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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 m 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.