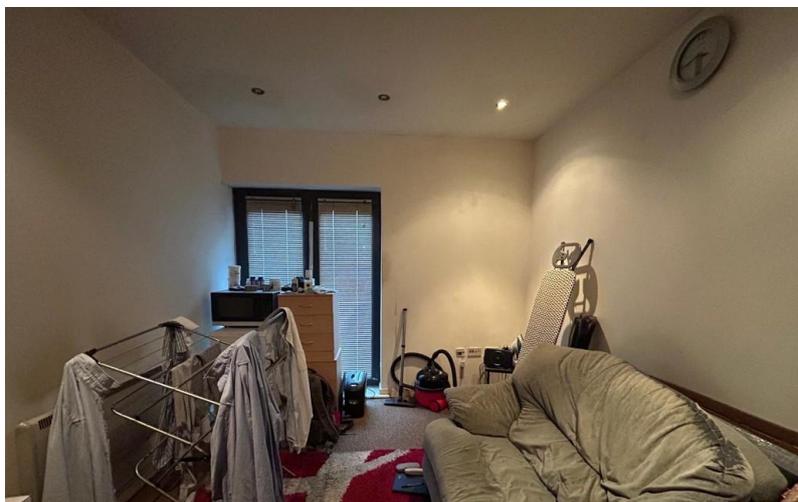


**FOR SALE**



## **Linden House, Manygates Park**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £39,950**



We have received an offer of £34,000. Any increased offers are to be received within 5 days of this publication at the above agents.

## Linden House, Manygates Park

1 Bedroom, 1 Bathroom

Asking Price Of £39,950

- INVESTMENT OPPORTUNITY
- CASH BUYERS ONLY
- SOLD WITH TENANTS IN SITU
- CLOSE TO CITY CENTRE
- OFF STREET PARKING

Martin and Co - Wakefield bring to the market this One bedroom 2nd floor apartment. Inviting CASH BUYERS only AND SOLD WITH TENANTS IN SITU. Briefly comprising of entrance hall way, open plan kitchen living dining. The kitchen offering a range of wall and base units, electric oven and hob (ONLY ONE RING WORKING). The property benefits from a double bedroom and house with bathroom, with three piece suite and shower over bath.

CASH BUYERS ONLY

Sold with tenants in situ

\*\*\*PLEASE NOTE THE APARTMENT IS IN NEED OF FULL REFURBISHMENT AND REDECORATION THROUGHOUT WHICH IS REFLECTED IN THE PRICE\*\*\*

OPEN PLAN/LIVING KITCHEN 15' 11" x 9' 9" (4.85m x 2.97m) Kitchen Area-Range of fitted wall, base units and drawers with contrasting counter top and inset stainless steel, single drainer sink unit with mixer tap, electric hob (please note only one ring is operational), electric oven. Space for a tall style fridge freezer, storage cupboard housing the hot water cylinder, Lounge area - Double glazed French doors opening to a small balcony, wall mounted electric heater

BEDROOM ONE 9' 9" x 9' 7" (2.97m x 2.92m) Wall mounted electric heater, double glazed French Doors opening onto a small balcony

BATHROOM 5' 11" x 6' 2" (1.8m x 1.88m) A three piece suite comprising of a bath with shower over and side screen, pedestal wash basin, low flush wc, heated towel radiator, extractor, part tiled to the walls.



LEASE DETAILS Located on a coal field  
Service Charge: £1500 PA  
Ground Rent: £332.72 PA  
SOLD WITH TENANTS IN SITU  
107 Years Remaining on the Lease

PLEASE NOTE 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.

ADDITIONAL INFORMATION 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 Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £30.00 (incl. 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 via bank transfer 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), directly to Martin & Co - Wakefield, and is non-refundable.

%epcGraph\_c\_1\_210%



---

## 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 form 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.