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46 Royal Troon Drive, Wakefield, West Yorkshire WF1 4JJ

Guide price* £70,000+



A two bedroom top floor apartment within easy reach of the hospital and ideal buy to let opportunity.

Location

The apartment is situated within a popular residential area and conveniently positioned within walking distance of Pinderfields Hospital. The flat is commutable to Wakefield centre with excellent commuter links, road and bus along with the M1 & M62 motorways being within easy reach. The development is situated close to a range of amenities including shops, golf club and schools.

Description

A two bedroom 2nd floor apartment now vacant but offering an ideal buy to let opportunity with projected rental income from Bridgfords IRO £7000pa. The flat is vacant and would now benefit some cosmetic improvement

but is in a prime area close to Pinderfields Hospital so viewing is advised. The flat has an en suite to the main bedroom, electric storage heaters, double glazing, modern style fitted kitchen with cooking appliances, bathroom suite in white and allocated parking space.

Accommodation

Ground Floor Communal areas and stairs to call floors.

Second Floor Entrance hallway with intercom system and loft access. Open plan living space with French doors with a Juliette balcony to the front. Modern style fitted kitchen with appliances included. Bedroom one with fitted wardrobes and en suite shower room. Bedroom two. Separate Bathroom/WC

Outside Allocated parking space and communal areas.

Tenure
Leasehold

EPC
Energy Efficiency Rating D

Auction Valuer
Lucy Crapper ANAVA

Viewing
Strictly by appointment with joint agent Bridgfords Wakefield 01924 369179 For any other auction enquiries please call the auction team on 0114 254 1185

