



Auction

## 2 bed upper flat to buy in WF13

78 Old Westgate, Dewsbury, West  
Yorkshire, WF13 1NF

**£29,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ 2 Bedroom Apartment
- ✓ An Excellent Buy to Let
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Open House Estate Agents brings to the Sales Market this fantastic 2 Bedroomed Apartment situated on the First Floor in a Converted Mill on the outskirts of Dewsburys Town Centre in WF13.

This Apartment is vacant but a Waiting Tenant is available paying £600 pcm, resulting in an extremely healthy yield of around 18% !!

The Property briefly consists of:- First Floor Entrance Doorway, Hallway with Intercom Buzzer Entry System, Bedroom 1, Bedroom 2, Kitchen with Fitted Units, Electric Hob, Oven, Bathroom with Shower Enclosure, Mixer Shower, Wash Basin and WC, Electric Heating throughout.

The Property has recently had its Communal Areas redecorated and is priced very keenly to gain interest when you consider the achievable yield as a Buy to Let.

Give us a call to arrange your viewing - Our lines are Open 24 hours a day, 7 days a week to take your call !!

Ground Rent: £400

Service Charges: £1548

Leasehold Period: 99 Years - 70 years remaining

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 70

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £1,548.00

Price: Starting Bid £29,000

Property Type: Upper Flat

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No


Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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