



Clarion Street, Wakefield WF1 5EX



welcome to

Clarion Street, Wakefield

Guide price: £140,000- £150,000. Stylishly Presented Investment Opportunity | No Upper Chain!

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen

10' max x 14' 1" max (3.05m max x 4.29m max)

Lounge

11' 11" max x 12' 2" max (3.63m max x 3.71m max)

Bedroom 1

11' 11" max x 12' 3" max (3.63m max x 3.73m max)

Bedroom 2

14' 2" max x 7' 5" max (4.32m max x 2.26m max)





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welcome to

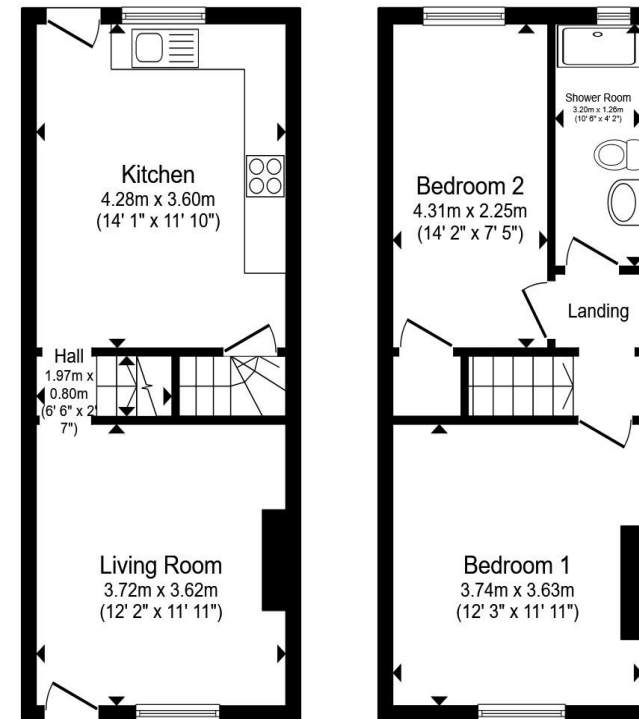
Clarion Street, Wakefield

- No Upper Chain
- Ready to sell
- Ready-Made Income Producing Asset
- Stylishly Presented Throughout
- Well-Proportioned Accommodation

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£140,000



Ground Floor

First Floor

Total floor area 65.2 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WAK127127 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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