



17 Cobham Parade

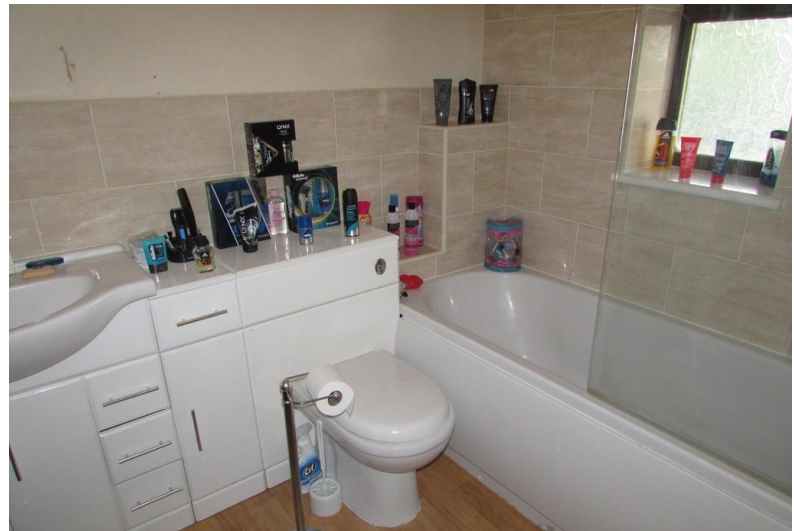
£65,000

Outwood | Wakefield | WF1 2DY

ATTENTION INVESTORS

We are pleased to bring to the open market this purpose built ONE DOUBLE BEDROOM first floor flat situated in this highly sought after residential location within easy reach of Wakefield and Leeds City Centres and the M1 and M62 motorway networks.

 **Cooper & Cutt**
ESTATE AGENTS



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The property is currently occupied by a tenant on an Assured Shorthold Tenancy Agreement and further details can be obtained from our office.

Current rental yield based on the asking price is 7.29%

ENTRANCE HALL

Brown PVCu entrance door. Access to roof space. Single panel central heating radiator. Handy cloaks/storage area.

KITCHEN

9' 1" x 9' 10" (2.77m x 3m)
Fitted kitchen with built in oven gas hob and extractor hood and stainless steel sink unit. Space for washer, fridge and freezer units. Brown framed double glazed window unit. Single panel central heating radiator.

LOUNGE

13' 8" x 9' 7" (4.17m x 2.92m)

Single panel central heating radiator. Brown framed double glazed window unit. Two wall light fittings.

BEDROOM

9' 0" x 13' 1" (2.74m x 3.99m)

Single panel central heating radiator. Brown framed double glazed window unit.

STORE CUPBOARD

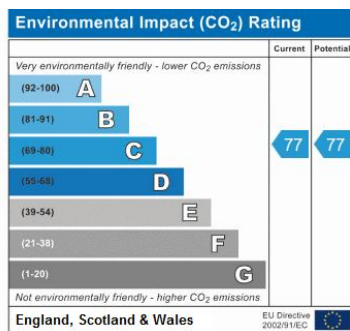
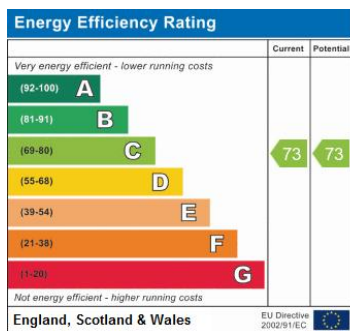
Hanging space plus room for storage items.

BATHROOM

Modernised in recent years comprising of three piece white with the sink and WC set in a vanity unit. Half tiled walls. Fitted glass shower screen. Bath tap shower attachment. Double glazed brown framed window unit. Single panel central heating radiator. Extractor fan.

OUTSIDE

One parking space



COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Wakefield Metropolitan District council

OFFICE

17 Wood Street
Wakefield
West Yorkshire
WF1 2EL

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W: www.cooperandcutt.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements