



DICKINSON COURT,
CENTRAL
WAKEFIELD, WF1 3PU
Guide Price £45,000
2 Bedroom Flat
EPC Rating: D



****CASH BUYERS ONLY, due to a short Lease of 65 years****

TWO BEDROOM, FIRST FLOOR APARTMENT - located close to the centre of Wakefield, within easy access to all Wakefield's amenities. Ideal for those requiring a home within the City Centre. Close to Wakefield bus station and both Kirkgate and Wakefield Westgate train stations - ideal for commuters. It briefly comprises; Communal entrance, first floor entrance hall, lounge diner, kitchen, double bedroom, single bedroom and house bathroom with shower over bath and storage cupboard. Electric storage heaters.

LOUNGE

Upvc double glazed window, electric storage heater, access into the kitchen.

KITCHEN

Upvc double glazed window, storage space, base and wall units, partly tiled walls, washing machine, fridge freezer, electric oven and hob, ceiling spotlight, laminate flooring.

BATHROOM

Upvc obscured glazed window, Loft access. White bathroom suite comprising of pedestal bath with twin taps, shower over and shower screen, splashback tiling, wash basin with twin taps and pedestal, low level flush w.c., extractor fan, lino flooring.

BEDROOM 1

Upvc double glazed window, wall heater.

BEDROOM 2

Upvc double glazed window, wall heater.

AGENTS NOTE: We are advised the property is leasehold with an annual ground rent charge of £25 and a service charge of £133.50 per quarter. There are 65 years remaining on the lease. We have not seen documents to confirm these details and advise a buyer to verify the information via their solicitor.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor.

This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

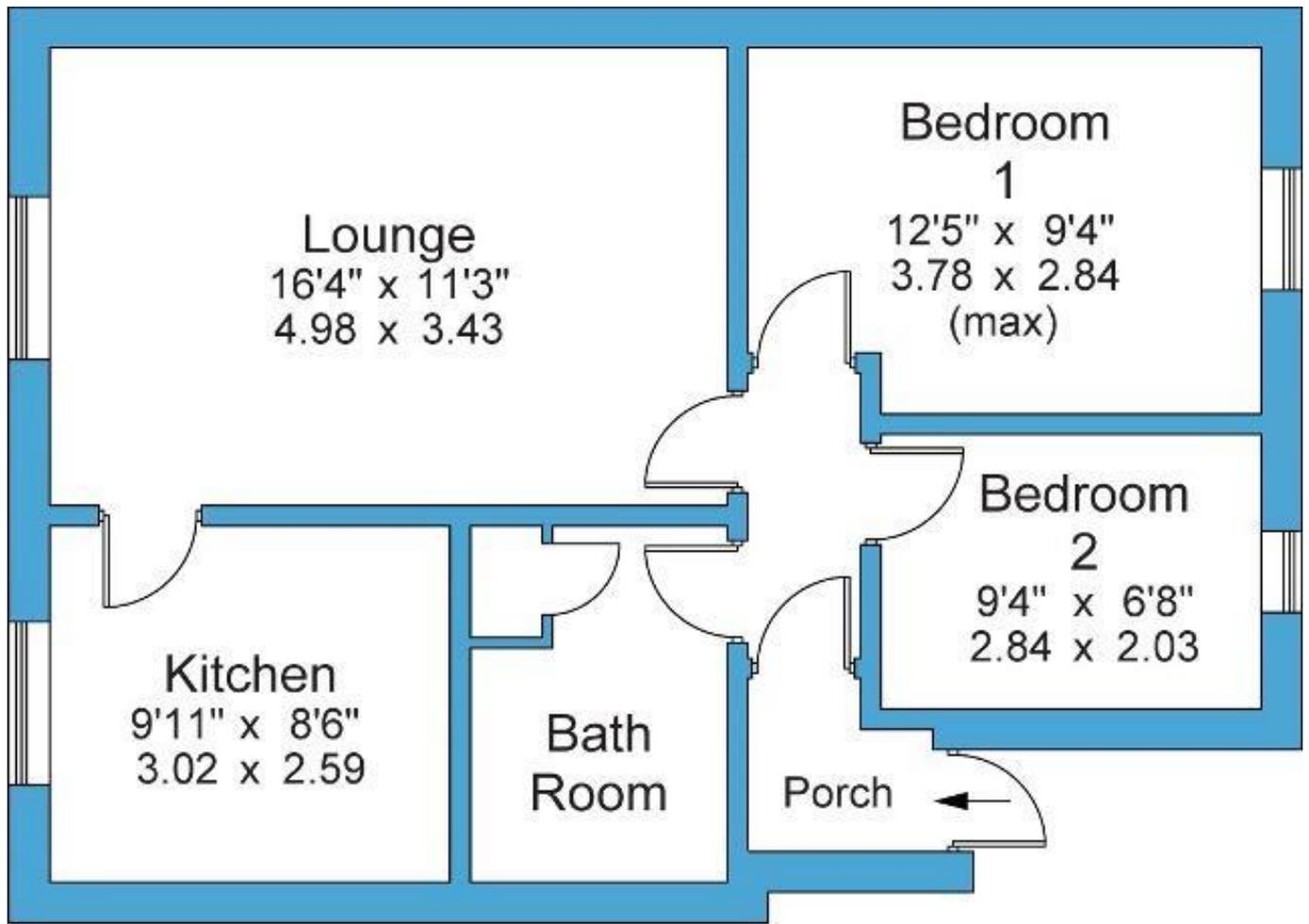
The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





Approx Gross Floor Area = 567 Sq. Feet
 = 52.56 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		80	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.