



28 Bracken Green, East Ardsley,  
Wakefield, WF3 2LT

**\*Guide Price £70,000 + (plus fees)**

**For Sale by auction on  
Wednesday 6th July 2022**



# Bracken Green

This modern second floor two bedroom apartment is currently let for £7,500 p.a. and is sure to make an excellent addition to any portfolio. Based on the quoted guide price this equates to a gross return in excess of 10%.

The property briefly comprises a living room, kitchen, two bedrooms (one with ensuite) and a separate bathroom. The property has an allocated parking space externally.

It is located in a modern development between Leeds and Wakefield city centres with excellent access links to both the M1 and M62 motorways.

Service Charge: £440 Every 6 months

Length of Lease: 125 from 2006

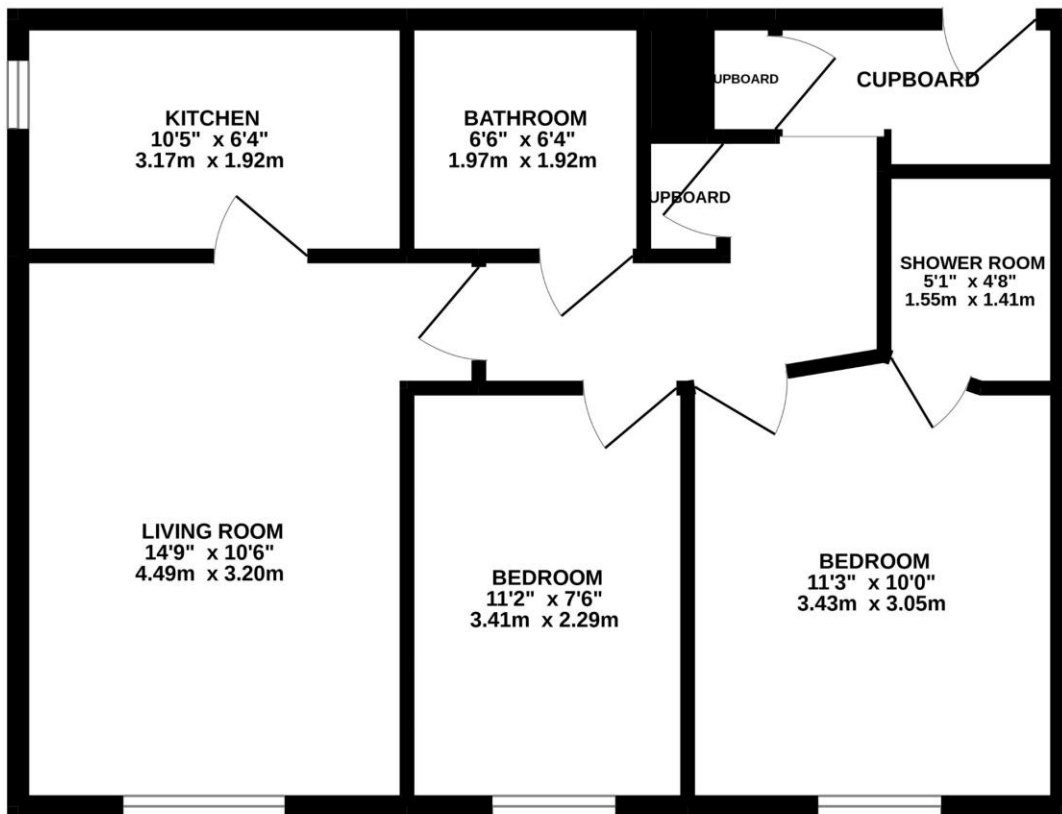
Ground Rents: £257.50 per annum

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



## Second Floor

582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
plan not to scale - strictly for identification purposes only  
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**Tenure –Leasehold**

**Services** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

**Local Authority** – Wakefield Metropolitan District Council

**Viewings** – Strictly by appointment with Auction House Tel 0113 3933482

**Plans & Photographs** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**Charges & Payments** – In addition to the deposit

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Search Fees:** £240 Inc VAT

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor **OR** £\*\*\*\* (inc VAT). For more details please see the legal pack.

**\*Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

**Viewing**

By appointment only through our Auction House branch Mon – Fri  
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

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