



### 3 bed pair of flats to buy in WF10

Ferrybridge Road, Castleford, West  
Yorkshire, WF10 4JJ

**£165,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ FOR SALE VIA ONLINE AUCTION -  
TERMS AND CONDITIONS APPLY
- ✓ Pair of Self-Contained Flats
- ✓ 1X 2 Bed Apartment & 1X 1  
Bedroom Apartment
- ✓ TENANTED INVESTMENT
- ✓ EPC Rating D

## Key Information

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

## Description

Nestled on the desirable Ferrybridge Road in Castleford, this mid-terrace house presents a unique investment opportunity. The property has been thoughtfully converted into two self-contained flats, each currently tenanted, making it an ideal choice for those looking to enter the rental market or expand their property portfolio.

The house boasts spacious reception rooms, providing ample living space for tenants. The flats are designed to accommodate the needs of modern living, ensuring comfort and convenience for residents. Each flat is generating a steady rental income of £510 per calendar month, offering a reliable return on investment. (£1,020.00 per month)

The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it a sought-after area for tenants. This property not only offers a solid income stream but also the potential for future growth in value.

Whether you are an experienced investor or new to the property market, this mid-terrace house on Ferrybridge Road is a compelling opportunity that should not be overlooked. With tenants already in situ, you can start earning from day one.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Pair of Flats

Parking: Off Street

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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	55	
(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 

Ferrybridge Road, Castleford, West Yorkshire, WF10 4JJ

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

