



Aspect 14 Elmwood Lane, Leeds LS2 8WG

welcome to

Aspect 14 Elmwood Lane, Leeds

Superb well presented TWO BEDROOM apartment located in a popular modern development and occupying an excellent City Centre location, ideally placed for access to excellent shopping, restaurants and amenities of Leeds City Centre. Offering SPACIOUS and well appointed accommodation. EWS1 - A1 Rating



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Aspect 14

A spacious two bed apartment situated within the Aspect 14 development, which is located in an extremely popular area in the city coined the Northern/Arena quarter. There are many local amenities on your doorstep with the Grande Arcade, Merrion Street as well as the universities and hospitals are being within close proximity. In brief the property comprises; entrance hall, open plan living space, two bedrooms and bathroom. EWS1 - A1 Rating

Entrance Hall

The apartment door opens in to the entrance hall, which has a storage cupboard housing the hot water tank.

Open Plan Living Area

25' 10" x 16' 2" (7.87m x 4.93m)

Lounge

With full length double glazed windows to the front and side elevations and a door leading out to the balcony.

Kitchen

Fitted with a range of wall and base units with roll edge work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob over and cooker hood above. Integrated fridge freezer and plumbing for a washing machine.

Bedroom One

6' 6" x 13' 6" (1.98m x 4.11m)

A double bedroom with a window to the side elevation.

Bedroom Two

12' 5" x 9' 8" (3.78m x 2.95m)

A second double bedroom with a window to the side elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with mains fed shower over and screen to the side, pedestal wash hand basin and low flush wc. Tiled floor and part tiling to walls. Chrome ladder style radiator.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Apartment
- Ideally Placed For The City Centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108651 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williambrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



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