

# **Citispace West Leylands Road, Leeds LS2 7JS**

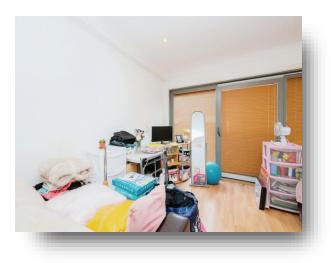


## welcome to

# Citispace West Leylands Road, Leeds

A one bedroom apartment situated in a great location for access to the City Centre, having a communal roof top garden for residents to enjoy.













### **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.

## **Citispace West**

A compact yet well planned studio apartment located in an attractive purpose built block of flats close to Leeds City Centre and within easy reach of shopping and transport amenities. The property is a studio and the accommodation comprises; lounge/kitchen/bedroom and shower room. The building benefits from having a lift to all floors and additional security door to each floor requiring fob access. Residents also have use of a roof garden at the centre of the development.

## Living Area

10' 10" x 12' 7" ( 3.30m x 3.84m ) Floor to ceiling double glazed windows give the room a bright and airy feel. The kitchen area is fitted with cupboards which enclose the electric hob and stainless steel sinkand drainer unit with mixer tap.

### **Shower Room**

Having a walk in shower enclosure with electric shower. vanity wash hand basin and low flush wc.





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## **Citispace West Leylands Road, Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bed Apartment
- Ideal City Centre Location

### Tenure: Leasehold EPC Rating: C

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

£35,000





## view this property online williamhbrown.co.uk/Property/HEA108624



Property Ref:

HEA108624 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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# william h brown

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Map data ©2024

Regent St

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

Please note the marker reflects the

postcode not the actual property



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