



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

**welcome to**

**Citispac 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.

## Citispac 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 sink and 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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## Citispac 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108624 - 0002

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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.



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