



**St. Anns Hill St. Anns Lane, Leeds LS4 2SG**



**welcome to**

**St. Anns Hill St. Anns Lane, Leeds**

A well presented two bed apartment on the first floor of a striking building, situated in a highly sought after and convenient location which offers great access to local transport links and amenities.



## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

## St Anns Hill

A first floor apartment situated in a popular and sought after location which offers great access to local amenities and transport links. In brief the accommodation comprises; entrance hall, lounge, kitchen, one bedroom with walk in wardrobe and ensuite, second bedroom and family bathroom. Externally, the property sits in well maintained communal gardens and benefits from having residents parking.

## Entrance Hall

The apartment door opens into the entrance hall which has a cupboard, a radiator and access to the

loft via a hatch.

## Lounge

22' 3" max x 15' 6" max ( 6.78m max x 4.72m max )  
A spacious lounge with feature fireplace, radiators and double glazed bay window.

## Kitchen

7' 8" max x 11' 9" max ( 2.34m max x 3.58m max )  
Fitted with a range of wall and base units with complimentary work surfaces which incorporates a sink and drainer unit with mixer tap which has a filter in. Split level cooking comprises; electric oven and electric hob over with cooker hood above. Integrated dishwasher and fridge freezer. Fitted washing machine. Velux window.

## Bedroom One

12' 3" max x 10' 3" max ( 3.73m max x 3.12m max )  
A double bedroom with window to the front elevation and a walk in wardrobe which has a radiator and leads through to the en-suite.

## Ensuite

Having a walk in shower cubicle, vanity wash hand basin and low flush wc. Tiles floor, part tiling to walls, chrome ladder style radiator and extractor fan. Velux window.

## Bedroom Two

10' 3" max x 8' 6" max ( 3.12m max x 2.59m max )  
A second double bedroom with a radiator and window to the rear elevation.

## Bathroom

A fully tiled bathroom fitted with a three piece suite comprising; panelled bath with electric shower over and screen to the side, wash hand basin and low flush wc.

## Externally

The property sits in well maintained communal grounds and offers parking.



**view this property online** [williamhbrown.co.uk/Property/HEA109099](http://williamhbrown.co.uk/Property/HEA109099)



**welcome to**

## **St. Anns Hill St. Anns Lane, Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms, First Floor Apartment
- Sought After Location

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 3630.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA109099](https://williamhbrown.co.uk/Property/HEA109099)



Property Ref:  
HEA109099 - 0008

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

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@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**