



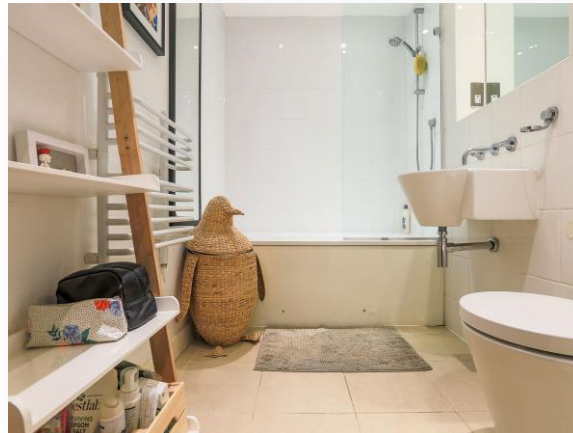
**The St George Building Great George Street, City Centre  
Leeds LS1 3DL**



**welcome to**

**The St George Building Great George Street, City Centre Leeds**

For sale by Modern Method of Auction: Starting Bid Price £165,000 plus Reservation Fee. This property is for sale by The Great North Property Auction powered by iamsold. A Modern, spacious two bed apartment in the Heart of the City. Offered with NO CHAIN - Viewing is a must



## Great George Street

For sale by Modern Method of Auction: Starting Bid Price £165,000 plus Reservation Fee. This property is for sale by The Great North Property Auction powered by iamsold.

**\*\*CASH BUYERS ONLY\*\***

This modern and spacious two-bedroom apartment with accommodation over 720 sq ft offers contemporary living in the heart of the city centre and is situated on a top level floor with amazing views over the city.

The apartment comes with two bedrooms, an open plan living room and a spacious well equipped kitchen with plenty of surface and cupboard space, integrated dishwasher, separate large fridge/freezer and wood flooring throughout. Large cupboard with boiler and washing machine. The bathroom is modern and comes with a white three piece suite which includes WC Basin and Bath with plumbed in shower tiled bathroom completes the apartment.

Great George apartments is a development of high-quality rental apartments situated on Great George Street, LS1, close to the Leeds General Infirmary and Leeds University. The development is positioned in a quiet cul-de-sac location with independent coffee shops and delicatessen cafes on the doorstep. The property is an ideal opportunity for investors with potential to achieve a fantastic rental yield.

## Open Plan Lounge/kitchen

20' 8" x 20' 5" ( 6.30m x 6.22m )  
Spacious living room/kitchen with wooden floors, fully fitted kitchen with floor and wall cupboards. Large windows with great views across Leeds.

## Bedroom One

15' x 10' 10" ( 4.57m x 3.30m )  
Spacious master bedroom with window, electric radiator, carpets and light fitting.

## Bedroom Two

10' 10" x 7' 8" ( 3.30m x 2.34m )  
Wooden flooring, window, light fitting and electric radiator.

## Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )  
Modern three piece bathroom suit comprising bath with overhead shower, wc and wash hand basin and fully tiled

## Auctioneers 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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.



**view this property online** [williamhbrown.co.uk/Property/HEA107055](http://williamhbrown.co.uk/Property/HEA107055)

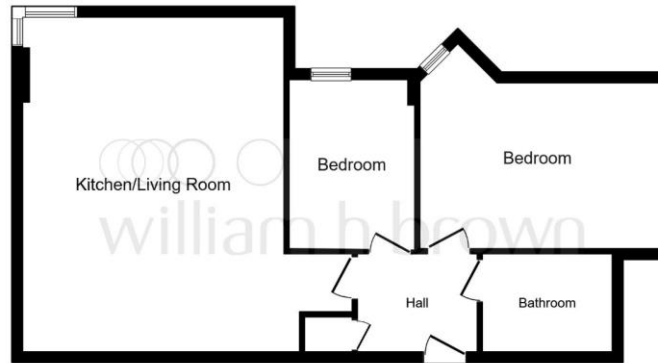


welcome to

## The St George Building Great George Street, City Centre Leeds

- TWO SPACIOUS BEDROOMS
- CASH BUYERS ONLY
- GREAT CONDITION THROUGHOUT
- EXCELLENT VIEWS OVER THE CITY
- OFFERED FOR SALE CHAIN FREE

Tenure: Leasehold EPC Rating: C



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for William H Brown. Powered by www.localagent.com

# £175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEA107055](http://williamhbrown.co.uk/Property/HEA107055)

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HEA107055 - 0007

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



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