



**3 Hawthorn Vale, Leeds**  
**Guide price £195,000**



**COUNCIL TAX BAND: C - SPACIOUS TERRACED  
 PROPERTY SET OVER FOUR FLOORS - FOUR BEDROOMS  
 - PLENTY OF POTENTIAL - REFURBISHMENT REQUIRED  
 THROUGHOUT - CONVENIENT LOCATION - EPC RATING:  
 AWAITED**

This spacious four bedroom mid terrace property is set across four floors, and is in need of total modernisation throughout.

The property offers outstanding potential and enjoys a premium location within Central Chapel Allerton with a vast array of well regarded eateries and shopping facilities being just around the corner.

The ground floor has a kitchen and two reception rooms, with stairs leading down to the substantial basement. To the first floor are two bedrooms and a bathroom, with a further two bedrooms to the second floor.

Outside there is a fully enclosed yard to the rear.

## AUCTION DETAILS

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

