



Longroyd Street, Leeds LS11 5EP

welcome to

Longroyd Street, Leeds

*** TO BE SOLD WITH SITTING TENANTS *** GREAT INVESTMENT OPPORTUNITY *** TWO bedroom MID BACK to BACK TERRACE accommodation, BASEMENT KITCHEN and BATHROOM, LIVING ROOM and two first floor bedrooms. Having good access to motorway links and easy access to Leeds City Centre.

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.

Lounge

16' 1" into recess x 13' 8" (4.90m into recess x 4.17m)
Composite door to the front, high ceilings with ceiling rose, gas fire, gas central heating boiler, uPVC double glazed window to the front. Door leading to stairs to the first floor landing.

Basement Kitchen

14' MAX x 13' (4.27m MAX x 3.96m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work

surfaces over, incorporating sink and drainer, part tiled walls, space for oven, washing machine and fridge/freezer, gas central heating radiator, uPVC double glazed window and door to the front.

Basement Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, spotlights, chrome heated towel rail, extractor fan and uPVC double glazed window.

First Floor Landing

Access to both bedrooms and loft access.

Bedroom One

13' 9" x 9' MAX (4.19m x 2.74m MAX)
uPVC double glazed window to the front, gas central heating radiator, original feature fireplace.

Bedroom Two

10' 7" MAX x 6' 8" (3.23m MAX x 2.03m)
uPVC double glazed window to the front, gas central heating radiator.

Exterior

Easy to maintain paved garden with steps leading to the front door, fully enclosed with gated access. On street parking.



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Longroyd Street, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom mid back to back terrace
- TO BE SOLD WITH SITTING TENANTS

Tenure: Freehold EPC Rating: D

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY110217 - 0002

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.

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