



**Meridian House Artist Street, Armley Leeds LS12 2EW**

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Situated on Artist Street, this one-bedroom flat boasts an open-plan living area and kitchen, perfect for modern living. The bedroom features double doors opening onto a Juliet balcony, adding charm and natural light. A fantastic opportunity—viewing advised!



### 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.

### Property Information

Situated on Artist Street, this one-bedroom flat offers modern living with an open-plan kitchen and living area. Designed for comfort, the space is perfect for relaxing or entertaining. Large windows ensure plenty of natural light, enhancing the airy feel of the home. The bedroom features double doors opening onto a Juliet balcony, adding charm and allowing fresh air to flow through. With its well-thought-out layout, this flat is a fantastic opportunity—viewing is highly recommended!

#### Kitchen

10' 7" max x 1' 7" max ( 3.23m max x 0.48m max )  
This open-plan kitchen features an integrated electric oven and hob, wall and base units, a stainless steel sink with a drainer, and an extractor fan for ventilation.

#### Living Room

18' 8" max x 7' 8" max ( 5.69m max x 2.34m max )  
This spacious living room features a large double-glazed window, carpeting, and two radiators for warmth and comfort.

#### Bedroom

11' 5" max x 10' 7" max ( 3.48m max x 3.23m max )  
This bedroom features carpeting, double doors opening onto a Juliet balcony for fresh air and natural light, and a radiator for warmth.

#### Bathroom

8' max x 4' 9" max ( 2.44m max x 1.45m max )  
This bathroom includes a WC, a wash basin, and a bath with a shower overhead. Partially tiled walls add a practical touch.



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## **Meridian House Artist Street, Armley Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 1 bedroom
- Juliet balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 330.00

Ground Rent: 338.91

This is a Leasehold property with details as follows; Term of Lease 115 years from 01 Jan 2016.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£60,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY112984 - 0003

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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



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