



Stoneacre
Properties



Ash Tree Garth

Leeds, LS9 6PN

Guide Price £112,000



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Entrance

Pin code entry system leads to communal entrance. Stairs lead up to the first floor where the flat is situated. Entering the apartment you are welcomed into the open plan living space.

Living Space

Open plan kitchen/living/diner offers ample space for seating as well as dining space and a fitted kitchen complete with integrated appliances including fridge/freezer, oven, hob with extractor above, and dishwasher. Next to the front door is a useful and spacious storage cupboard.

Bedroom 1

Main bedroom is laid to carpet with en-suite bathroom.

En-suite

Comprising toilet, sink and shower.

Bedroom 2

Second spacious double bedroom laid to carpet.

Bathroom

Tiled bathroom complete with shower over bath, toilet and sink, as well as storage cupboard which houses the water tank and washing machine.

External

Externally the property boasts an allocated parking space and there are on going works with the future addition of a bike shed.

Lease

We are advised by the vendor that the property is leasehold with 245 years remaining. The current

service charge is approximately £1926 per annum and the ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Road Map



Hybrid Map



Terrain Map



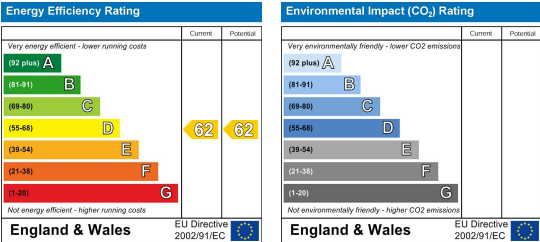
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.