



Stoneacre
Properties



Skinner Lane

Leeds, LS7 1BB

£55,000



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*** CASH BUYERS ONLY *** CURRENTLY LET OUT UNTIL JUNE 2025 @ £800 PCM *** Stoneacre Properties are delighted to offer to the sale market a spacious one bedroom ground floor apartment in Leeds City Centre with a car parking space. This property offers a modern lounge/kitchen/diner, double bedroom leading on to the tiled shower room. This property is close to all local amenities and bus routes. Viewings are highly recommended to avoid disappointment.

We are advised by the vendor that the property is leasehold with a term of 115 years from 2015. The current service charge is approximately £815.62 per annum and the ground rent is £300 Per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

Auctioneer Comments

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.



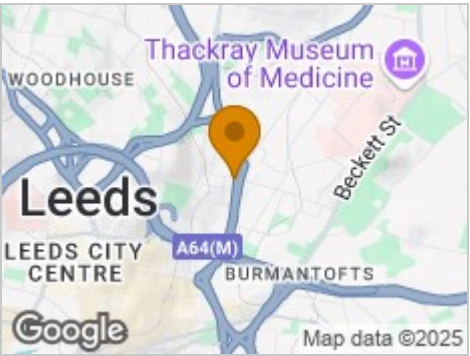
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.