

Estate &  
Letting Agents

dwell

Louis Street  
Leeds  
LS7 4BN  
Starting Bid: £80.000



**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

## Property Details

- For sale by Secure Sale Online Bidding
- Spacious Rooms
- Two Bedroom Terrace
- Central Location with Good Commuting Links
- Superb Investment Opportunity
- Enclosed Rear Garden
- Freehold
- Cellar Accessed from Outside
- Double Glazing
- Recently Installed Boiler

**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com  
www.dwell-leeds.com

Estate &  
Letting Agents

dwell

## Property Description

For sale by Secure Sale Online Bidding. Starting bid £80,000. Terms and Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A superb opportunity to acquire a two-bedroom terrace house located on a popular residential turning just off Chapeltown Road, with good access into Leeds City Centre as well as all amenities at both Chapeltown and Chapel Allerton. This is a fantastic project property with excellent investment potential.

Internally, an entrance way with stairs directly ahead rising to the first-floor landing, leads - via a door to the left - into a spacious reception room with integral under-stars storage cupboard, feature fireplace and large double glazed window fitted with shock alarms - overlooking the front elevation.

To the rear is a kitchen/dining area comprising a number of wall and base units incorporating an integrated electric oven with gas hob, sink/drain, space and plumbing for a washing machine in addition to space for a fridge and dishwasher. An external door from the kitchen offers stepped access down to the rear garden providing separate, external access to the cellar which houses the property's recently installed boiler.

On the first floor are two double bedrooms and a well-proportioned bathroom comprising a bath with overhead shower, sink, WC and frosted glass window.

Externally can be found an enclosed front garden bordered by a low brick wall, timber gate and timber fence to one side. To the rear is an enclosed courtyard set down from the property's kitchen via stone steps. The externally accessed cellar is ideal for storage but also offers scope for conversion STP.

## Auctioneers Comments

0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

Estate &  
Letting Agents

dwell

### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Louis Road itself is conveniently located within easy access of local amenities and a ten-minute commute to Leeds city centre with frequent bus service and ten minutes' walk to St James Hospital.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

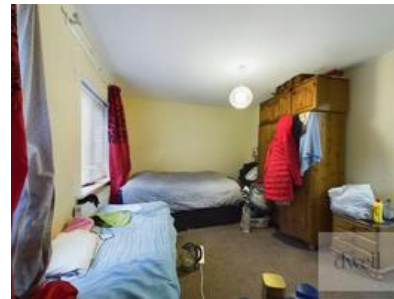
### Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



# Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

Estate &  
Letting Agents

dwell

## Area Description and Map

### Area Description

The property is located with good access into Leeds City Centre as well as all amenities at both Chapeltown and Chapel Allerton. Potternewton Park is within walking distance whilst St James's Hospital is also within easy reach. The A58 and A61 linking to the city centre and further afield are accessed via adjoining Chapeltown Road.



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com  
www.dwell-leeds.com

Estate &  
Letting Agents

dwell

## Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

Estate &  
Letting Agents

dwell



# Floor Plan - Total floor area:



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating

