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Letting Agents

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Vinery Mount
Leeds
LS9 9LY
Auction Guide Price £99,000

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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

- Sold by Secure Sale - Online Bidding
- Superb Investment Opportunity
- Cash Buyers Only
- Prime Rental Area
- Licensed Three Bedroom HMO
- Starting Bid: £99,000
- Converted Basement
- Suitable as a HMO or Single Let
- Total Rental Income - £16,200 pa
- Auction End Date : TBC

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Property Description

IMPORTANT PLEASE READ: *Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000*
Cash Buyers Only

An excellent opportunity to acquire a spacious three-bedroom buy to let HMO, situated within a prime rental area, just a short commute of Leeds city center, This property is currently tenanted commanding a total rental income of £1,350 pcm (£16,200 pa). The property is a three-bedroom terrace set over three floors and comprises: a lounge with separate kitchen, a large, converted cellar now functioning as a bedroom, plus two further double bedrooms and a modern bathroom.

Please note: Photos shown are prior to current tenancy agreements.

INTERIOR

KITCHEN: A separate kitchen having granite effect worktops, a selection of wall and base units, a chrome sink with mixer tap and vinyl flooring. A stand-alone electric oven and fridge/freezer is also provided. - LOUNGE: A spacious, carpeted lounge with large double glazed uPVC window. A large ceiling cornice and feature fireplace. - BASEMENT (BEDROOM 1): A spacious double room situated within the converted cellar and accessed via the kitchen. The room is carpeted, has an external door to the front plus an adjacent double glazed uPVC window. There is fitted shelving and two integral storage cupboards. - BATHROOM: A spacious bathroom with vinyl flooring, partially tiled walls, electric shower over bath, pedestal wash basin and WC. double glazed frosted window. - BEDROOM 2:

Situated on the 1st floor, this large double bedroom benefits from full width fitted wardrobes, half wall paneling and a uPVC window overlooking the front of the property. - BEDROOM 3: Bedroom 3 is situated on the second floor and has two Velux style double glazed windows. This room is laid to laminate flooring.

EXTERIOR

The property benefits from a private front courtyard with fencing along the borders. Steps from here rise to the front door, whilst another set of steps off the ground floor level, descend to the basement door.

There is gated access to on street parking from here.

COUNCIL TAX BAND: A

TENANCY INFORMATION

6 Vinery Mount is sold as a three-bedroom HMO, but would also be suitable as a single let.

Each room is currently achieving £450 (inclusive of bills)

Rental income is £450 per room - totaling £1,350pcm (£16,200 pa)

Gallery

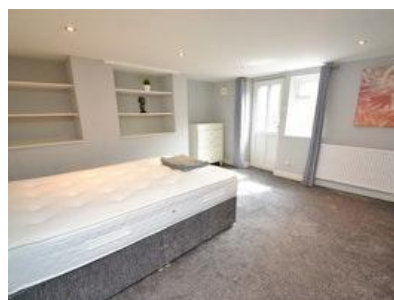
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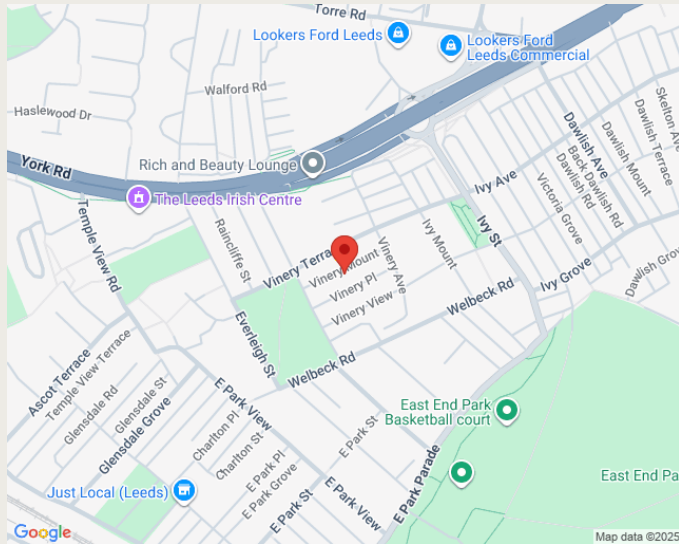
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Map and Auction Information



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Auctioneer 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.

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.

AUCTIONEER 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.

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Floor Plan

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Floor Plan - Total floor area 84.18



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

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