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dwell

Old Lane  
Beeston  
Leeds  
LS11 7AB  
Auction Guide price £225,000

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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

- Substantial 4/5 Bed Semi Detached House
- Scope for Further Development
- Sold in Partnership with Pattinson Auction
- Generous Rear Garden with Outbuilding
- Online Bidding
- Close to Local Amenities
- Multiple Reception Rooms
- Previously Let as a 5 Bedroom HMO
- Rear Extension
- NOT in Article 4

## Property Description

\*Being sold via Secure Sale (Online Auction) online bidding. Terms & Conditions apply. Starting Bid £225,000\*

Auction End Date 17<sup>TH</sup> Feb 2026

A SUBSTANTIAL family home located within a popular area of Beeston, boasting 4/5 BEDROOMS, MULTIPLE RECEPTION ROOMS including a REAR EXTENSION, 2 BATHROOMS and a SIZEABLE REAR GARDEN. Absolutely ideal as a flip investment or as a home for a multi-generational family; this property is in need of some refurbishment however with the right vision and work, could become the most fabulous family home, with further scope to extend to the side STP. This property IS NOT LOCATED WITHIN ARTICLE 4 so there is also scope for development as a HMO, subject to relevant permissions and licensing. Located within close proximity to motorway links such as the M62 and M1 the property is well suited to those looking to commute. There is also a good selection of local primary and secondary schools in addition to a variety of local amenities.

PLEASE NOTE: Some photos were taken prior to current occupancy.

### INTERIOR

Ground Floor: The property is accessed via a front door opening onto a generous ENTRANCE HALLWAY. From here can be accessed a FRONT RECEPTION ROOM (currently tenanted), a REAR RECEPTION ROOM with attractive views out to the garden, and a KITCHEN. From the kitchen an rear corridor leads down to a DOWNSTAIRS BATHROOM within a rear extension and a further RECEPTION ROOM (also suitable as a bedroom) situated at the back of the property with patio doors which lead directly out to the rear garden. First Floor: Stairs from the entrance hallway rise to the FIRST FLOOR LANDING where can be found 4 WELL PROPORTIONED BEDROOMS plus another BATHROOM.

### EXTERIOR

To the rear of the property and accessed via sliding doors from the extension reception room is a very generous garden which extends to the side of the property. The garden is mainly laid to lawn with a large, paved patio to one end housing an outbuilding - currently used for storage. To the front is an enclosed garden which includes a selection of mature shrubs and trees. There is scope to create a driveway (subject to relevant permissions) as demonstrated by neighbouring properties. There is ample on street parking to the front of the property.

### TENANCY INFORMATION

The property is being sold with two tenants in situ who have been served notice as of WC Mon 18th Nov.

As a 5 Bedroom HMO, the property was receiving an annual rental income of £2205 (excluding bills).

Room 1: £475 pcm, Room 2: NOT OCCUPIED, Room 3: £420 pcm, Room 4: £450 pcm, Room 5: £460 pcm, Room 6: £400 pcm.

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## Gallery



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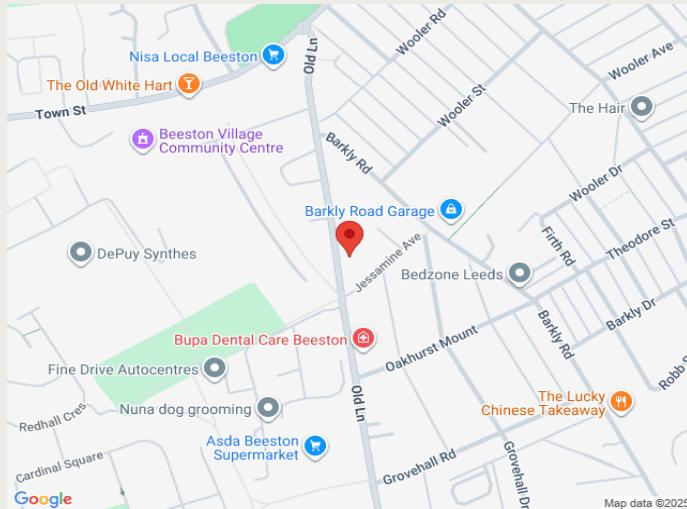
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# Auction Information and Map



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## Auctioneer Comments

### 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.

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.**

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

## Floor Plan - Total floor area 105



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and not to scale. The floor plan is intended for illustrative 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

D

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Approximate total a  
105 m<sup>2</sup>

(1) Excluding balconies and b

Calculations reference the R1  
3C standard. Measurements  
approximate and not to scale.  
Floor plan is intended for illustrative  
purposes only.

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