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Letting Agents

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Dunstarn Court
Adel, LS16 8DN
Secure Sale - Online Auction
Starting Bid £295,000



0113 246 4860

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

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

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Property Details

- Sold via 'Secure Sale' Online Bidding
- Bespoke Fitted Kitchen with Integrated Appliances
- Three Bedroom, Luxury Penthouse Apartment
- Two Allocated Parking Spaces
- Private Lift Access
- Beautifully Maintained Grounds
- Secure Gated Development in Prime Location
- Ensuite Bathroom
- Spectacular Open Plan Living/Dining
- Remaining Lease Length - 999 Years

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Property Description

'For sale by Secure Sale Online Bidding. Starting bid £295,000 Terms and Conditions apply'.

An unbelievable opportunity to acquire a luxury three bed, two bath penthouse apartment situated within a much sought after gated development at the heart of Adel. This exclusive property offers open plan living, both a private ground floor entrance plus private lift access, all with a premium finish throughout, beautifully maintained grounds and secure, allocated parking.

One of the most highly sought after areas of North Leeds - Adel is known for its leafy outlook, reputable schools including the GSAL and Moorlands schools, selection of fine restaurants, shops and leisure facilities including David Lloyd, plus nearby golf courses and superb transport connections via the Ring Road to surrounding areas including Harrogate, York and Wetherby with further major motorway links. The property itself is located off Dunstarn Drive.

INTERIOR

Internally can be found a generous ENTRANCE HALLWAY with PRIVATE LIFT ACCESS and stairs descending to a separate ground floor entrance, a substantial OPEN PLAN LIVING/DINING area with adjoining KITCHEN featuring bespoke fitted units and a range of integrated appliances, THREE DOUBLE BEDROOMS - the master with ENSUITE BATHROOM and all with excellent storage, plus a sizeable FAMILY BATHROOM.

We believe that this property's prime location and spectacular size and layout (also ideal for those with additional mobility needs due to its wide hallways, rooms and lift access) would be well suited to anyone looking to downsize, first-time buyers, or investors, given its prime location and high rental yield potential.

EXTERIOR

The property is set within attractive and beautifully maintained, gated grounds and gardens to the front and rear. It comes with two allocated parking spaces and enjoys peaceful and undisrupted surroundings.

ADDITIONAL INFORMATION

Services - We are advised that the property benefits from mains electric

Tenure - Leasehold

Remaining Lease Length - 999 years

Ground Rent - £300 pa : Service Charge - £2,000 pa.

Local Authority - Leeds City Council

Gallery

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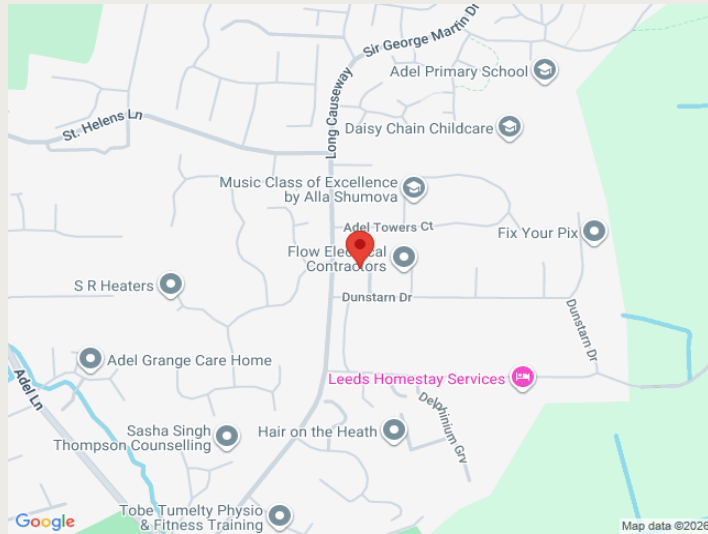
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Auctioneer Comments



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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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 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 Plans

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Floor Plan - Total floor area 130.5

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| <div> <div>dwel</div> <div>  </div> </div> | | <div>dwel</div> |
| <div>Ground Floor</div> <div>  </div> <div> <div> <div>E</div> <div>S</div> <div>N</div> <div>W</div> </div> </div> <div>Floor 1</div> | | <div> <div>Approximate total area^m</div> <div>130.5 m²</div> <div>Reduced headroom</div> <div>18.6 m²</div> </div> <div>(1) Excluding balconies and terraces</div> <div> <div>Reduced headroom</div> <div>Below 1.5 m</div> </div> <div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div> </div> |

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

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