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15 South Parade
Leeds, LS1 5PQ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF DECEMBER 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. This second floor apartment is all about its location in the City Centre which is literally on the doorstep of restaurants, coffee shops, bars, museums, galleries and retail outlets. Situated just off Park Row with the train station just five minutes walk away. With an open plan living room, modern fitted kitchen with integral appliances and contemporary bathroom. The apartment is currently let until July 2027 achieving a rental income of £11,400 per annum.
EPC- D
Tenure- Leasehold
Council Tax- D

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH OF DECEMBER 2026**
- **TENANTED ONE BEDROOM APARTMENT**
- **IN THE VERY HEART OF LEEDS CITY CENTRE**
- **FIVE MINUTES WALK FROM TRAIN STATION**
- **EPC-D, TENURE- LEASEHOLD, COUNCIL TAX D**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £97,000

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Description
Hallway - Entrance hallway with additional storage space, Intercom, inset spotlighting, laminate flooring, Wall mounted electric heater, Two storage cupboard (one housing the water heater), fitted wardrobe.

Kitchen Area - 3.66m x 4.34m (12'0" x 14'2") - Spacious Dining Kitchen having a range of wall and base units with worktops over, stainless steel sink and drainer unit with mixer tap, Integrated electric oven and hob with stainless steel extractor hood and splashback, Integrated automatic washing machine, Laminate flooring, inset spotlighting.

Lounge Area - 2.48m x 2.74m (8'1" x 8'11") - Having laminate flooring, TV and media Points, wall mounted electric heater, wooden framed double glazed window.

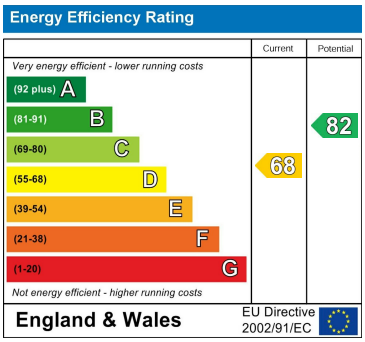
Bedroom - 2.66m x 2.86m (8'8" x 9'4") - With wall mounted electric heater, double glazed wooden framed window.

Bathroom - 7'4" x 5'1" - Having a white 3 piece suite comprising: panel bath with mixer tap, shower attachment, Pedestal hand wash basin, low level W.C. Fully mosaic tiled walls, tiled floor, wall mounted heated towel rail, inset spotlighting.

Leasehold Information - Lease Term: 999 Years from 1999
Annual Ground Rent: £260
Annual Service Charge: £2162.30

Solicitors
Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared
02-10-2026



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.