



West Point Wellington Street, Leeds, LS1 4JJ

welcome to

West Point Wellington Street, Leeds

Modern third floor two-bedroom apartment in a prime city centre location, offered furnished and in very good condition throughout. Featuring an open-plan lounge/kitchen, two double bedrooms, en-suite plus Jack & Jill bathroom, and electric heating. Vacant possession, no chain – ideal investment.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Information

Offered for sale via modern auction, this well-presented third-floor apartment provides a fantastic opportunity for investors or owner-occupiers alike. Located in the heart of the city centre, the property is within easy reach of local amenities, transport links, and vibrant city living.

The apartment is in very good condition throughout and is being sold furnished, making it ideal for immediate occupation or rental. Featuring a spacious open-plan living/kitchen area, two double bedrooms, an en-suite, and a Jack & Jill bathroom, the layout is both practical and appealing.

Lounge / Kitchen

Bright and modern living space with :

Laminate flooring.
Electric heater.
Window providing natural light.
Ample space for seating and relaxation. Windows.
Kitchen Area
: Stylish fitted kitchen featuring:

High-gloss black wall and base units.
Four-ring electric hob.
One-bowl stainless steel sink.
Stainless steel splashbacks.
Integrated appliances
Under-unit lighting.
Continuation of laminate flooring.

Hallway

Laminate flooring, electric heater, and access to all rooms. Includes a useful storage cupboard.

Bedroom One

Spacious double bedroom including:

Double bed.
Carpeted flooring
. Electric heater.
Window
. Direct access to en-suite.

En-Suite

Modern and well-finished with:

Walk-in shower.
Wall-hung sink.
Wall hung WC.
Tiled walls and flooring.
Heated towel radiator
. Window to side.

Bedroom Two

Another generously sized double bedroom:

Double bed.

Carpeted flooring
. Window.
Electric heater.
Access to Jack & Jill bathroom.

Jack & Jill Bathroom

Contemporary shared bathroom featuring:

Panel bath with shower over.
Wall-hung WC and sink
. Fully tiled walls and flooring
. Heated towel radiator.
Extractor fan.



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West Point Wellington Street, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- En-suite + Jack & Jill Bathroom
- Open Plan Lounge/Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109924 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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