



# York Street

Leicester, LE1 6NU

**Guide Price £56,000**



To be sold via NATIONAL TIMED ONLINE AUCTION  
BIDDING OPENS: 13:00 on Monday 16th March 2026  
AUCTION ENDS: 13:00 on Tuesday 17th March 2026

Visit [auctionhouse.co.uk/leicestershire](http://auctionhouse.co.uk/leicestershire)

A spacious one bedroomed, third floor flat in the heart of the city. Close to local amenities and minutes walk to the train station with routes to London within the hour. Light and airy accommodation that includes a spacious lounge, double bedroom, fitted kitchen and a bathroom. Communal stairs and lift to all floors. Ideal buy-to-let investment. Previously let at £670.00 PCM. ERI £9000.00 PA.



## Communal Entrance

Stairs and a lift to all floors.

## Entrance hall

Lounge 14'4" x 12'5" (4.39m x 3.81m)

Kitchen 13'10" x 10'2" (4.22m x 3.12m)

Bedroom 11'4" x 9'5" (3.47m x 2.89m)

Bathroom 6'3" x 8'2" (1.93m x 2.49m)

## Property Information

Tenure: Leashold 125 years from 1st January 2003. 102 years unexpired term.

Local Authority: Leicester City Council

Council Tax Band: A

Type of Construction: Traditional

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Service charge- See legal pack

The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS -

## Buyers Administration fee

The successful buyer will be required to pay an auction administration fee of £1800 inc VAT ( £1,500 + VAT) on the fall of the hammer.

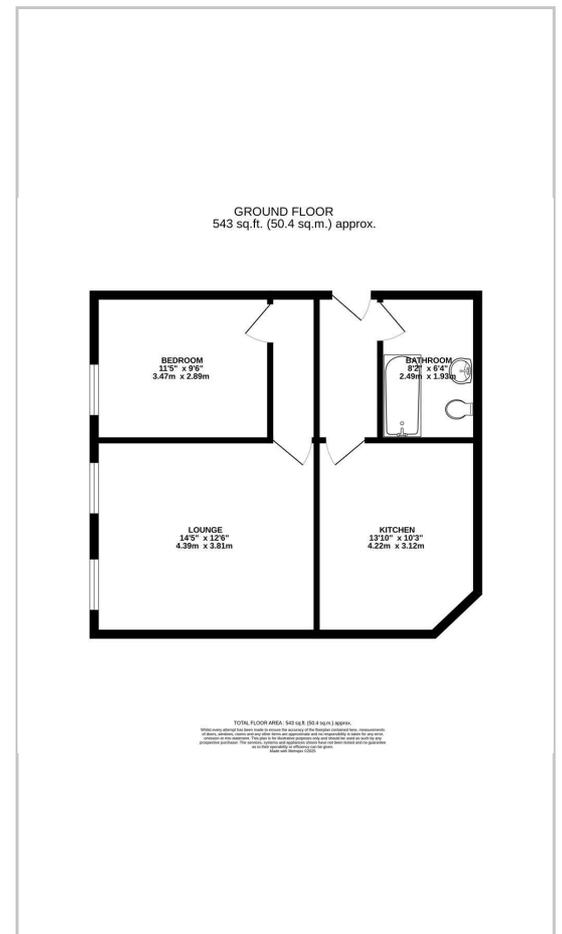
## Buyers Premium

The successful buyer will be required to pay an auction premium of £2400.00 inc VAT ( £2000.00 + VAT)

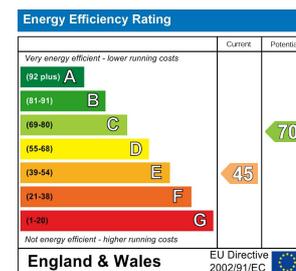
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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