

Estate &  
Letting Agents

dwell

Whingate Avenue  
Armley, Leeds  
LS12 3RE  
Guide price £130,000

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**0113 246 4860**

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

info@dwell-leeds.com  
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## Property Details

- **Three Bedroom Terraced House**
- **C4 (HMO) Planning in Place**
- **Superb Buy to Let Investment Opportunity**
- **Current Rental Income : £1700 pcm**
- **Full Tenanted Professional House share**
- **Potential for Single Let**
- **Sold by Traditional Online Auction**
- **Cellar**
- **Close to City Centre**
- **Three Shower Rooms**

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## Property Description

**\*Being sold via Secure Sale (Online Auction) online bidding. Terms & Conditions apply. Starting Bid £130,000\***

A superb opportunity to acquire a fully tenanted, fully furnished three-bedroom professional house share with C4 (HMO) planning, situated close to the city centre, benefitting from three bathrooms (2 ensuite and 1 exclusive to the top floor room) with Room 3 also boasting exclusive use of a private living area on the top floor. Located on the western side of Armley within a few minutes' walk of Town Street, Whingate Avenue is very well placed for the short travel of only 2 and a half miles to the city centre. A regular bus route serves both Whingate and Town Street. Also close by are a number of shops and amenities as well as the Kirkstall Bridge shopping centre.

**PLEASE NOTE: All photos taken immediately prior to all current tenancies**

### INTERIOR

#### Ground Floor

A central entrance leads to the first, wooden-floored and fully furnished DOUBLE BEDROOM with ENSUITE SHOWER ROOM comprising a corner shower cubicle, WC, wash hand basin and wall mounted smart mirror. Also accessed from the ground floor entrance is the KITCHEN - equipped with wall and base units, incorporating a new electric oven (Dec 2025), gas hob and extractor, two fridge-freezers, stainless steel sink/drainer plus a washing machine. A door from the kitchen provides staired access to the CELLAR on the lower ground floor.

#### First Floor

On the first floor can be found the SECOND DOUBLE BEDROOM. The room is a generous size, fully carpeted and furnished and benefits from an ENSUITE SHOWER ROOM comprising a corner shower cubicle, wash hand basin and WC. A door from the first-floor landing leads through to a private landing space exclusively used by the occupier of THIRD DOUBLE BEDROOM. This provides further access to a private SHOWER ROOM comprising a corner shower cubicle, WC and wash hand basin.

#### Second Floor

Stairs from this private landing space rise to two additional rooms - the THIRD DOUBLE BEDROOM and its PRIVATE LIVING AREA - both fully carpeted and furnished.

### ADDITIONAL INFORMATION

Current Rent - ROOM 1 - £525 pcm: ROOM 2 - £525 pcm : ROOM 3 - £650 pcm.

C4 Planning: The property benefits from C4 (HMO) planning.

EPC - C: (Current score 75 - Potential 80) All external-facing walls and roof slopes & entire basement ceiling fully insulated 2023-25

Tenure: Freehold

Heating: 'Inspire' remote-controlled thermostat system in place to keep bills down.



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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.

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 and Area Map



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## Floor Plan - Total floor area 115.8 m2



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

C