



# BARKERS

OPENING DOORS FOR YOU



**11 Nunnington Street**

Leeds, LS12 2PJ

**Starting Bid £60,000**

# Property Description

FOR SALE BY MODERN METHOD OF AUCTION - T'S & C'S APPLY.  
 NO CHAIN - Two bedroomed mid terraced property which is in need of renovation and would make an ideal investment purchase. Briefly comprises: Lounge, kitchen, two bedrooms and a shower room. Externally there is an enclosed yard to the rear.

## LOUNGE

14' 4" x 13' 2" (4.37m x 4.01m) An external door leads into the lounge which has a gas fire, a door leading to the kitchen and access to a staircase which leads to the first floor landing.

## KITCHEN

11' 4" x 11' 4" (3.45m x 3.45m) Featuring fitted units and a stainless steel sink. Useful under-stairs storage cupboard, pantry and a door leads out to the rear of the property.

## FIRST FLOOR LANDING

Doors lead to two bedrooms and the shower room. Loft access point and built-in storage cupboards.

## BEDROOM ONE

14' 5" x 10' 6" (4.39m x 3.2m) Double room.

## BEDROOM TWO

8' 9" x 8' 1" (2.67m x 2.46m) Double room.

## SHOWER ROOM

5' 0" x 4' 10" (1.52m x 1.47m) Fitted with a three piece white suite which comprises of a shower cubicle, wash basin inset into a vanity unit and a W.C.

## EXTERIOR

Externally there is a low maintenance yard to the rear of the property. On street parking.

## ADDITIONAL INFORMATION

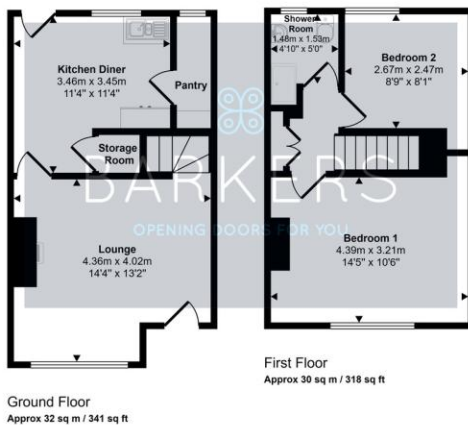
Tenure - Freehold  
 Council tax band - A

## AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Approx Gross Internal Area  
 61 sq m / 659 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



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