

Estate &  
Letting Agents

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Edinburgh Terrace  
Armley, Leeds  
LS12 3RH  
Guide price £99,000



0113 246 4860

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

info@dwell-leeds.com  
www.dwell-leeds.com

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## Property Details

- Being sold via Secure Sale (Online Auction)
- Three Bedroom End Terrace House
- Popular Rental Area
- Superb Buy to Let Investment
- Potential Yield Between 8 - 9 %
- Potential Rental Income up to £900 pcm
- Good Transport Links
- Fast and Secure Purchase
- Cellar
- Scope to Extend to the Side STP

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## Property Description

Being sold via Secure Sale (Online Auction) online bidding. Terms & Conditions apply. Starting Bid £99,000.

This three-bedroom end of terrace property, situated just off Armley Town Street offers superb potential as a buy to let investment with potential to generate between £850 and £900pcm as a single let in a popular rental area, with good transport links and easy access to Leeds City Centre.

### INTERIOR

The property benefits from a spacious kitchen/reception room providing access to a cellar benefiting from plumbing for a washing machine and dryer, three bedrooms and a family bathroom - all set over 4 floors. There is excellent opportunity for a buyer to carry out further improvements, increasing re-sale and rental value with a potential, post work rental net yield of over 8% as a single let. The kitchen itself was only installed approximately 4 years ago and features fitted base and wall units incorporating a stainless-steel sink/drainer with mixer tap plus an electric oven with gas hob and overhead extractor. The property has three carpeted bedrooms - 2 doubles and 1 single plus a tiled bathroom which would benefit from some modest improvement. There is scope to extend onto the area to the side of the property STP. Externally can be found ample on street parking

### AREA

Situated in the popular LS12 location, Edinburgh Terrace - situated just off Armley Town Street, offers excellent access to Leeds centre and a number of local amenities. The area is well served by regular transport links and offers good access of the motorway network.

### ADDITIONAL INFORMATION

Potential Rental Income - £900pcm

C4 Planning: No. We recommend this property is best suited as a single let.

EPC - D

Tenure: Freehold

Heating: Gas Central Heating

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## Auctioneer Comments

### Auctioneer Comments and Information

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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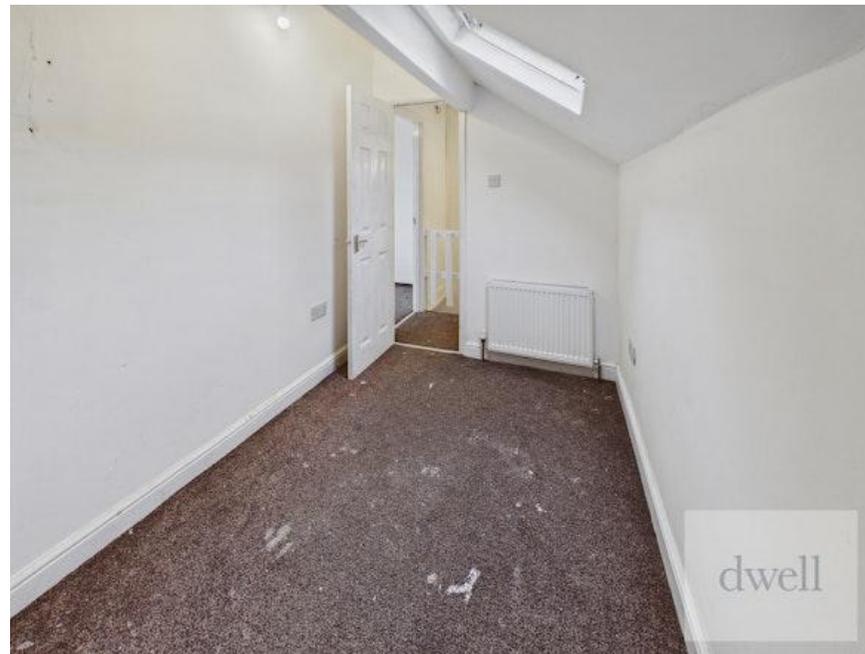
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# Floor Plan and Area Map



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## Floor Plan - Total floor area 64.2m<sup>2</sup>



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

**D**