



## Adel Wood Close

Leeds, LS16 8JG

By Auction £70,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £70,000\* BIDDING CLOSSES 7 MAY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS.

This first floor one bedroom apartment is located just 5 miles from Leeds City centre in Adel. The apartment is accessed via it's own entrance on the ground floor and consists of an open plan living room with kitchen, double bedroom and a bathroom. Outside, just 20 metres to the left, the property benefits from having it's own fenced garden area with a paved patio area for seating.

Adel is a suburb renowned for it's blend of suburban and semi rural living, it's an area that offers a variety of great places to eat out and wonderful places to walk such as Golden Acre Park. With it's close proximity to the city centre and just six miles from Leeds and Bradford airport this makes a great location for young professionals and investors.



## AGENTS NOTES

Tenure: Leasehold

We have been informed by our client that the property is leasehold and the lease period is 125years from 20th August 1990.

Council Tax Band A Leeds City Council

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

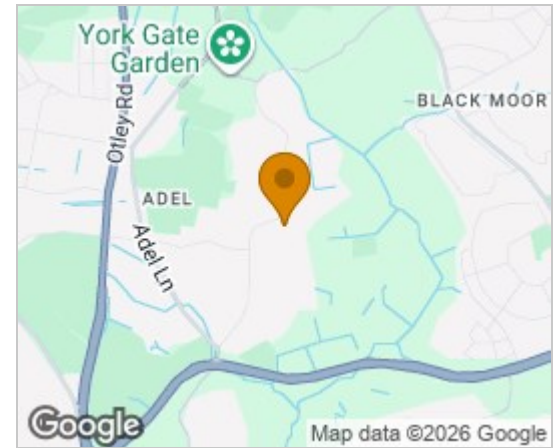
## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

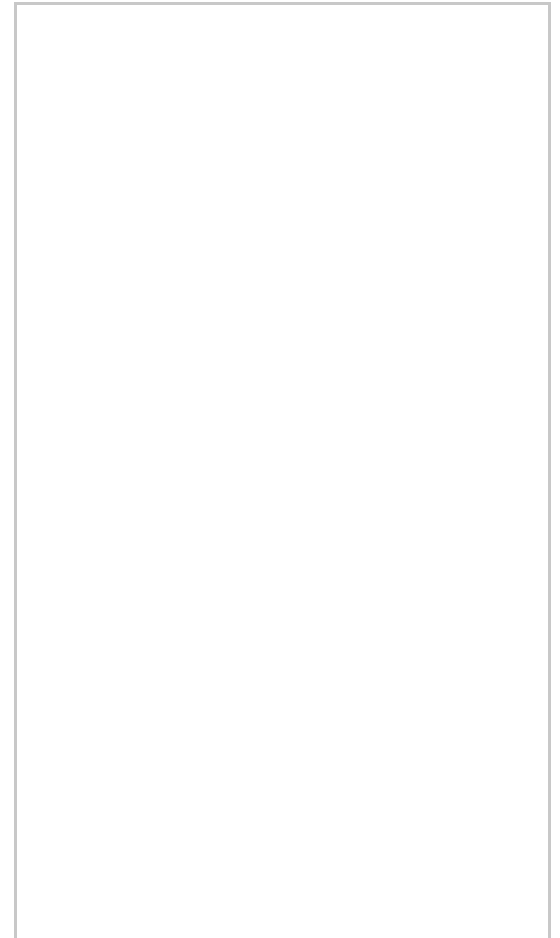
## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

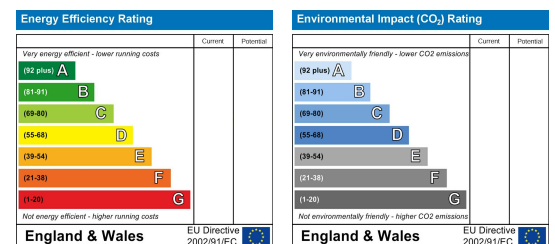
## Area Map



## Floor Plans



## Energy Efficiency Graph



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