



3 Towers Way, Leeds
Guide price £185,000

NO CHAIN - BY AUCTION - A three bedroom semi detached house off Stonegate Road, in Meanwood, Leeds.

The property is in need of a full scheme of refurbishment and is sure to appeal to a range of investors/builders who are looking to add value. Once the project is completed, there will be a high demand from homebuyers/families moving into the area for the local schools. The property itself has a large open plan living space, kitchen, downstairs WC, three bedrooms, bathroom, and a useful loft space. Externally, a driveway, garage, garden to the front, and a rear garden, also in need of work.

Location - Meanwood is a popular residential area around three miles north of Leeds city centre. It offers a good range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities. The area also benefits from several green spaces, including Meanwood Park and the Meanwood Valley Trail, which provide opportunities for walking and outdoor activities. Regular public transport services and good road links make it easy to travel into Leeds and the surrounding areas.

TENURE

FREEHOLD

AUCTION INFO

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold

under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

General Note

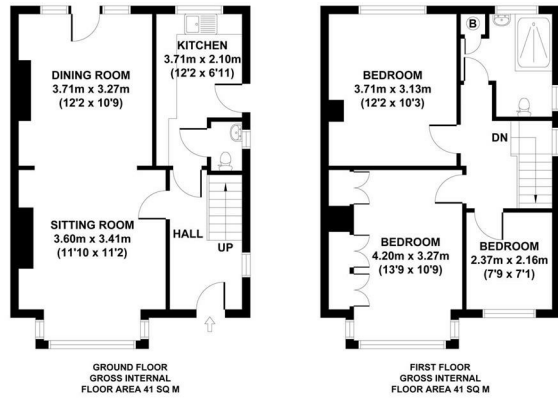
Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Particulars

These sales details are awaiting vendor approval

Guide Price - £185,000+

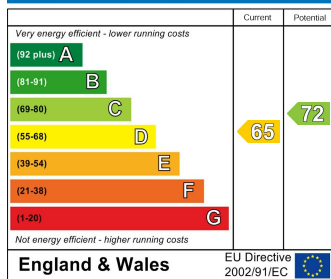
Alan Cooke Sales and Lettings



3 TOWERS WAY, LEEDS, LS6 4PJ
 APPROX. GROSS INTERNAL FLOOR AREA 82 SQ M / 883 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error. Use of this information is for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

