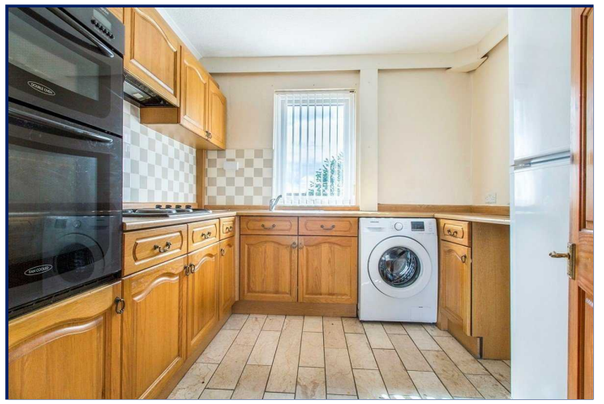




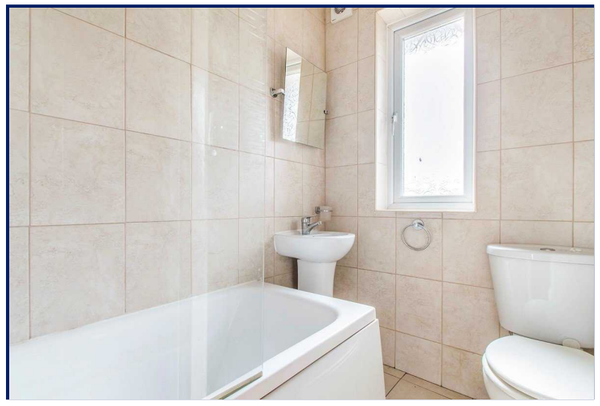












Sissons Terrace, Leeds, West Yorkshire, LS10

Asking Price: £100,000
Leasehold

Reeds Rains

reedsrains.co.uk

Sissons Terrace, Leeds, West Yorkshire, LS10
Asking Price: £100,000 Leasehold

Council Tax Band: A
EPC Rating: C

*** FIRST FLOOR APARTMENT with THREE BEDROOMS *** MODERN METHOD OF AUCTION *** STARTING BID £100,000 PLUS FEES *** DRIVEWAY & GARAGE *** ACCESS TO AMENITIES & TRANSPORT LINKS *** FOR SALE with TENANT IN SITU or 4 MONTHS NOTICE *** AUCTION TERMS APPLY ***

Property Details
For sale via MODERN METHOD of AUCTION is this first floor flat with three bedrooms. Double glazed windows and gas central heating. Comprises; private entrance hall, with stairs up to the accommodation, inner hallway, spacious lounge with built-in storage, fitted kitchen, three bedrooms and bathroom with a white suite. Driveway & Garage. Good access to a wide range of amenities at Middleton centre and access to transport links including access to Leeds City Centre the M61/M621 motorway networks. An exciting opportunity not to be missed. Auction Terms Apply.

Exterior
To the rear of the property there is a driveway providing off road parking and access to a single garage with an up and over door ideal for storage use of belongings or a vehicle.

Additional Information
Please note that this property is tenanted and the marketing images used were taken prior to the current tenant moving into the flat. The current condition/presentation of the flat may well differ from that reflected in these images.

Leasehold Details
We understand that the property is leasehold (125 years from January 1990) and there are therefore approximately 88 years remaining. This property is believed to therefore be mortgageable. The vendor has advised that there is an annual service charge to be paid of approximately £290.00 paid in 4 instalments. There is however ZERO ground rent to be paid.

Auction Terms
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.

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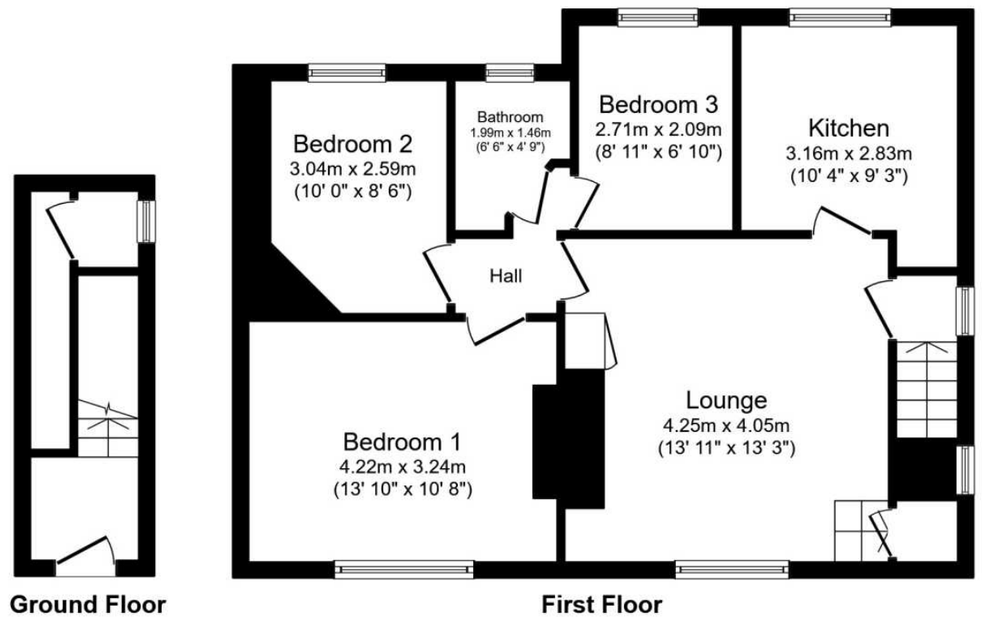
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 69.0 sq. m. (743 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk