



Melbourne Street, Morley, LS27 8BJ

Guide Price: £60,000

Leasehold

whitegates



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2 bedrooms
1 bathrooms
1 reception rooms

- Being Sold by GOTO Online Auction
- Modern Method of Auction
- Buy It Now option available
- 56 working day Reservation Period
- Non-refundable buyer's fees apply
- Residential parking

Council Tax Band: TBA

Whitegates South Leeds are delighted to present this two-bedroom flat, available to CASH BUYERS ONLY and being sold by GOTO Online Auction, with starting bids from £60,000 and a Buy It Now option available. Situated in a sought-after location, the property offers excellent potential for investors looking to expand their portfolio.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



The property offers a bright and spacious reception room, benefiting from large windows which allow an abundance of natural light to fill the space, creating a welcoming environment for relaxing or entertaining. The open-plan kitchen provides a practical and sociable layout, ideally suited to everyday living.

The accommodation comprises two bedrooms, including a generously proportioned double bedroom and a well-sized single bedroom. The layout is completed by a family bathroom featuring a heated towel rail.

Externally, the property benefits from off-street parking for residents and gated access, providing additional convenience.

With an EPC rating of D and Council Tax Band B, the property presents an excellent opportunity for prospective investors.

The flat is conveniently positioned for access to a variety of local amenities and public transport links, making it well suited to those requiring easy access to the surrounding areas.

An excellent opportunity to acquire a two-bedroom flat in a convenient location. Please contact Whitegates South Leeds today for further information or to arrange your viewing.

Please note that this property is suitable to cash buyers.

All services/appliances have not, and will not be tested.

Auction Information

Being Sold by GOTO Online Auction

Starting Bids from £60,000

Buy It Now option available

This property is being offered for sale by the Modern Method of Auction. The successful buyer will have 56 working days to exchange and complete (the Reservation Period), allowing time to arrange mortgage finance where required.

If you are the successful bidder, you'll enter into a Reservation Agreement and pay a non-refundable Buyer's Premium. This secures the property, removes it from the market and helps provide greater certainty for both buyer and seller.

This property is subject to an undisclosed Reserve Price, which is typically no more than 10% above the Starting Bid.

For more information, please contact the agent or visit GOTO Online Auctions.

Auctioneer's Comments



The successful buyer will be required to pay the below non-refundable fees:

Buyer's Premium: 3.6% of the purchase price plus VAT (subject to a minimum of £6,600 including VAT)

Legal Pack Fee: £396.00 including VAT

The Buyer's Premium is payable in addition to the purchase price and may be taken into account when calculating Stamp Duty Land Tax (SDLT).

Material information:

If you intend to purchase using mortgage finance, you should satisfy yourself that the property is suitable for the purposes for which you intend to use it and that it meets your lender's requirements to secure lending before bidding.

A Legal Pack is available for this property and should be reviewed carefully before bidding. Neither GOTO Group nor the estate agent accepts any responsibility or liability for the accuracy or completeness of the Legal Pack and shall not be liable for any loss or damage arising from any inaccuracies, omissions or errors contained within it. Buyers should review the Legal Pack carefully, carry out their own due diligence and obtain independent legal advice where appropriate before proceeding.





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