



57 Welbeck Road, Leeds, LS9 9BY

\*Guide Price £110,000 + (plus fees)

For Sale by auction on  
Wednesday 31st August 2022

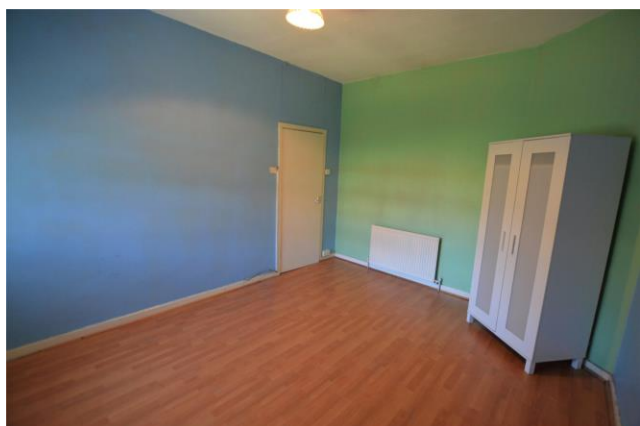


# Welbeck Road

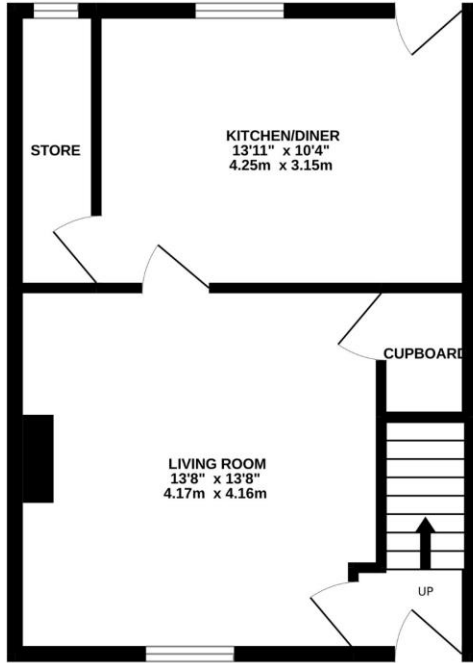
This three bedroom end townhouse is sure to appeal to all types of investors. It would make a good addition to a portfolio and also provide an opportunity to add value with some modernisation needed. Although the property has three double bedrooms, a generous dining kitchen, central heating system and double glazing it would now benefit from some cosmetic updating. Externally, there is a low maintenance yard to the rear and small front yard. The property is located in East End Park, just 1.5 miles east of Leeds city centre.

A similar property on the Welbeck Road is currently on the market at an asking price of £160,000 suggesting there could be scope for profit.

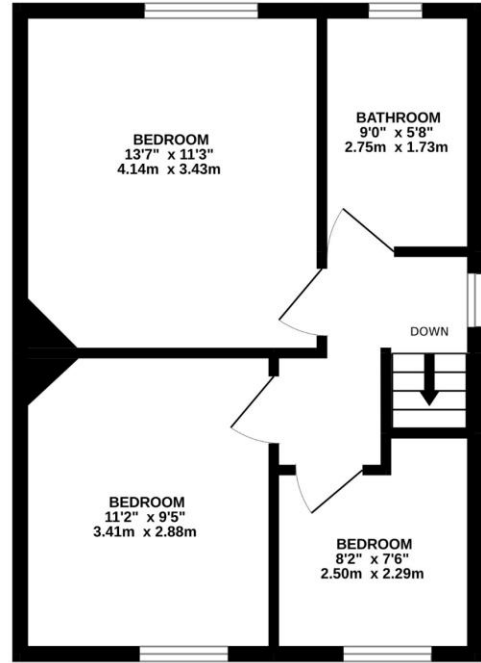
Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.  
plan not to scale - strictly for identification purposes only  
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**Tenure – Freehold**

**Services** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

**Local Authority** – Leeds City Council

**Viewings** – Strictly by appointment with Auction House Tel 0113 3933482

**Plans & Photographs** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**Charges & Payments** – In addition to the deposit

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Search Fees:** £240 Inc VAT

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

**\*Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



**Viewing**

By appointment only through our Auction House branch Mon – Fri 9.00 - 5.30  
Call our team 7 days a week from 8am til 8pm

First Floor, Caledonia House, Lawnswood Business Park, Leeds, LS16 6QY  
Tel: 0113 3933482 Fax: 0113 258 6698  
Email: [info@ahwy.co.uk](mailto:info@ahwy.co.uk) [auctionhouse.co.uk/westyorkshire](http://auctionhouse.co.uk/westyorkshire)

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