



27 Sandhurst Avenue, Leeds, West
Yorkshire, LS8 3QT

***Guide Price £85,000+ (plus fees)**

**For Sale by auction on Wednesday
19th October 2022**



Sandhurst Avenue

This three bedroom semi detached property in LS8 has been generously extended to the rear and offers great value for money. We have been advised by our client that the property requires reovation so this could be an ideal project for a builder and a chance to add real value. The property is occupied and we have been advised that the tenant is paying £350 per calendar month, although no tenancy agreement is available. Once improved, this could generate a strong return for a landlord or be sold on for a profit. The most recent sale on the street, 11 Sandhurst Avenue, was a well presented and significantly smaller two bed semi detached. It sold for £136,000 in December 2021 suggesting our property is very competitively priced.



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 AND 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.

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.

***GUIDES** - 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

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