



12 Wetherby Terrace, Leeds, LS4 2JQ

*Guide Price £110,000+ (plus fees)

For Sale by auction on
Wednesday 31st August 2022



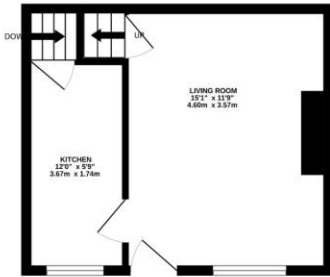
Wetherby Terrace

This two bedroom back to back terrace is sure to appeal to any developers as it is now in need of complete refurbishment. Other properties on the street (albeit in better condition) have been marketed for as much as a £180,000 suggesting there is scope to make some profit if purchased at the right price.

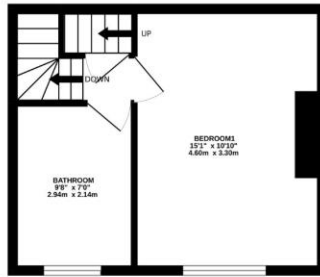
The property is located in an area of Leeds popular with homeowners and investors, a short walk from the local park and many other amenities located on Kirkstall Road. Leeds city centre is just 1.5 miles to the south east.



GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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

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