



## 4 bed terraced house to buy in

Seaforth Terrace, Leeds, West Yorkshire,  
LS9 6AE

**£120,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ For sale by online auction T&C
- ✓ Four Bedrooms
- ✓ Gas Central Heating
- ✓ Ideal Investment Opportunity
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

We are pleased to bring to the market this four-bedroom terraced house. The property briefly comprises of a basement, lounge, dining room, kitchen, four bedrooms, and a family bathroom.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: Permit Parking

Heating: Gas

## Bedroom 4

3.24m x 4.01m (10'7" x 13'1")

Central heating radiator, double glazed window and fitted carpet.

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## Bedroom 3

3.37m x 4.00m (11'0" x 13'1")

Central heating radiator, double glazed window and fitted carpet.

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## Bathroom

2.96m x 1.07m (9'8" x 3'6")

Central heating radiator, double glazed window, vinyl flooring, fitted bathroom suite comprising of a bath, w.c and hand wash basin.

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## Bedroom 2

2.91m x 2.52m (9'6" x 8'3")

Central heating radiator, double glazed window and fitted carpet.

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## Bedroom 1

3.91m x 4.03m (12'9" x 13'2")

Central heating radiator, two double glazed windows and fitted carpet.

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## Basement

4.03m x 4.78m (13'2" x 15'8")

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## Kitchen

3.47m x 1.86m (11'4" x 6'1")

Fitted base and wall units, cooker point, sink and drainer unit, plumbing for washing machine, gas boiler, vinyl flooring, gas boiler, double glazed window and door to rear yard.

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## Dining Room

3.78m x 4.02m (12'4" x 13'2")

Gas central heating, double glazed window and laminate flooring. Access to basement and kitchen.

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## Lounge

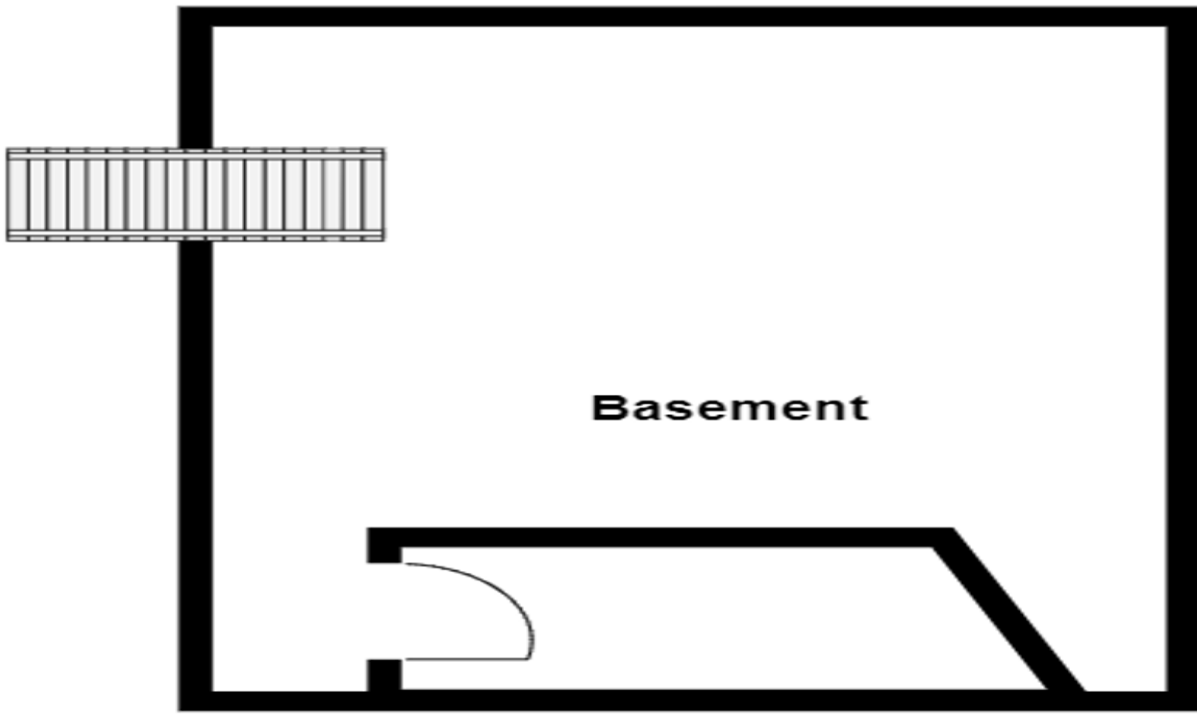
4.72m x 2.97m (15'5" x 9'8")

Fire place surround, bay window, gas central heating, double glazed window & laminate flooring.


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## Entrance Hall

Entrance door and laminate flooring.



Basement L: 4.03m W: 4.78m

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 82  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 48      |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Seaforth Terrace, Leeds, West Yorkshire, LS9 6AE

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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