



## 1 bed apartment to buy in LS11

Ingram Street, Leeds, West Yorkshire,  
LS11 9BN

**£80,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Second Floor Apartment
- ✓ Spacious Open Plan Apartment
- ✓ Sold with Tenant In Situ
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000. Centrally located just off Park Row is this two double bedroom apartment on South Parade. The apartment is sold subject to current tenancy which is achieving £1,100 pcm. The property is situated on the 4th floor of a former bank office and has a grand staircase entrance and lift to all floors.

The apartment comprises; Hallway, open plan living area with large windows overlooking South Parade. A step up to the Kitchen which has a range of fitted units, electric oven, hob, fridge / freezer and washing machine.

Two double bedrooms, one with a shower room ensuite. House bathroom with a shower over the bath.

LEASEHOLD INFORMATION Lease: 999 years from 29 September 1999

Ground rent £260 pa

Service charge for 2025 £2,813.42 pa

COMMUNAL ENTRANCE Fob entry system. Mail boxes and lift to all floors.

HALLWAY Good size hallway with two storage cupboards, one housing the hot water cylinder.

LIVING AREA 26' 10" x 11' 9" (8.20m x 3.60m) max The open plan living area has large windows and electric heating.

KITCHEN (Open Plan) The kitchen has a range of fitted units with integrated electric oven, four ring hob and washing machine.

BEDROOM ONE 4' 7" x 8' 6" (1.40m x 2.60m) The first double bedroom has fitted wardrobe and access to the ensuite. Electric wall mounted heater.

ENSUITE Ensuite with shower cubicle, hand basin and W.C.

BEDROOM TWO 13' 7" x 9' 6" (4.15m x 2.90m) max The second double bedroom has feature wall lighting and electric heater.

BATHROOM The main bathroom comprises; bath with shower over, hand basin and W.C.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 980

Annual Ground Rent Amount: £371.00

Annual Service Charge Amount: £1,269.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: None

Year built: 2008

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Adaptions for accessibility: No

Heating: Electric

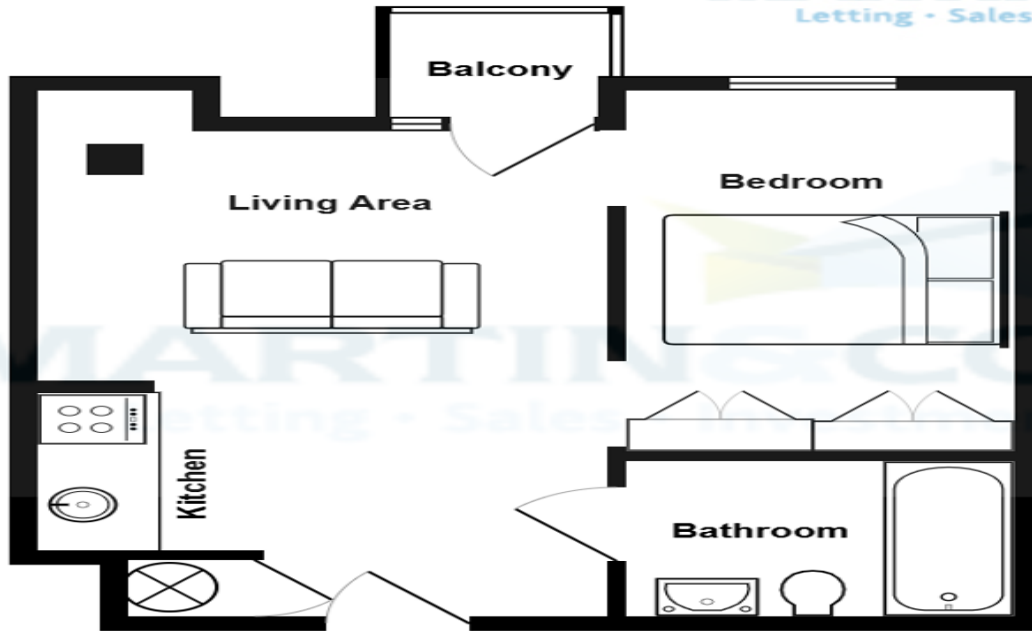
Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic


Air conditioning: No



**Manor Mills, Ingram Street, LS11 9BN**

Total Area: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

Ingram Street, Leeds, West Yorkshire, LS11 9BN

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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