



### 3 bed terraced house to buy in

Longroyd Street North, Leeds, West  
Yorkshire, LS11 5EY

**£110,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Lota Properties is delighted to offer this THREE BEDROOM property for sale. The accommodation briefly comprises of a lounge, kitchen, family bathroom and three bedrooms. The property further benefits from gas central heating and double glazing, ensuring comfort and efficiency all year round. Externally, the home boasts both front and rear gardens, ideal for outdoor relaxation while convenient on-street parking is readily available.

Situated in a well-established residential area, the property is ideally located close to a range of local amenities, shops, and reputable schools. Excellent transport links provide easy access into Leeds city centre and surroundings

Property previously rented at £825pcm

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: None

Year built: 1934

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## **LOUNGE 15' 4" x 12' 10" (4.69m x 3.92m)**

Fire place, laminate flooring, double glazed windows and central heating radiator.

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## **KITCHEN 12' 4" x 10' 2" (3.77m x 3.10m)**

Fitted base and wall units, tiled splashbacks, sink and drainer, extractor, plumbing for washing machine, free standing gas cooker, laminate and vinyl flooring, double glazed window and central heating radiator.

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## **BEDROOM ONE 15' 4" x 13' 5" (4.69m x 4.11m)**

Fitted carpet, double glazed window and central heating radiator.

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## **BATHROOM 7' 4" x 4' 10" (2.24m x 1.49m)**

W.C., wash basin, bath with shower mixer tap, tiled walls and cladding, vinyl flooring, frosted double glazed window and central heating

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## **BEDROOM TWO 6' 9" x 6' 7" (2.07m x 2.01m)**


Fitted carpet, double glazed window and central heating radiator.

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## **BEDROOM THREE 12' 4" x 8' 2" (3.78m x 2.51m)**

Fitted wardrobes, fitted carpet, double glazed window and central heating radiator



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>	69	
(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 

Longroyd Street North, Leeds, West Yorkshire, LS11 5EY

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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