



### 3 bed terraced house to buy in

Whingate Avenue, Armley, Leeds, West Yorkshire, LS12 3RE

**£130,000** Starting Bid

 x 3  x 3  x 1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Three Bedroom Terraced House
- ✓ Superb Buy to Let Investment Opportunity
- ✓ EPC Rating C

## Key Information

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

## Description

\*Being sold via Secure Sale (Online Auction) online bidding. Terms & Conditions apply. Starting Bid £130,000\*

A superb opportunity to acquire a fully tenanted, fully furnished three-bedroom professional house share with C4 (HMO) planning, situated close to the city centre, benefitting from three bathrooms (2 ensuite and 1 exclusive to the top floor room) with Room 3 also boasting exclusive use of a private living area on the top floor.

Located on the western side of Armley within a few minutes walk of Town Street, Whingate Avenue is very well placed for the short travel of only 2 and a half miles to the city centre. A regular bus route serves both Whingate and Town Street. Also close by are a number of shops and amenities as well as the Kirkstall Bridge shopping centre.

PLEASE NOTE: All photos taken prior to current tenancy

### INTERIOR

#### Ground Floor

A central entrance leads to the first wooden-floored and furnished DOUBLE BEDROOM with ENSUITE SHOWER ROOM comprising a corner shower cubicle, WC, wash hand basin and wall mounted smart mirror. Also accessed from the ground floor entrance is the KITCHEN – equipped with wall and base units, incorporating an electric oven, gas hob and extractor, stainless steel sink/drainer plus a washing machine. A door from the kitchen provides staired access to the CELLAR on the lower ground floor.

#### First Floor

On the first floor can be found the SECOND DOUBLE BEDROOM. The room is a generous size, full carpeted and furnished and benefits from an ENSUITE SHOWER ROOM comprising a corner shower cubicle, wash hand basin and WC.

A door from the first-floor landing leads through to a private landing space exclusively used by the occupier of room 3. This provides further access to a private SHOWER ROOM comprising a corner shower cubicle. WC and wash hand basin.

## Second Floor

Stairs from this private landing space rise to two additional rooms – 1 DOUBLE BEDROOM and 1 ADDITIONAL ROOM / PRIVATE LIVING AREA – both fully carpeted and furnished.

## ADDITIONAL INFORMATION

Current Rent - ROOM 1 - £525 pcm: ROOM 2 - £525 pcm : ROOM 3 - £650 pcm.

C4 Planning: The property benefits from C4 (HMO) planning.

EPC - C: (Current score 75 - Potential 80) All external-facing walls and roof slopes & entire basement ceiling fully insulated 2023-25

Tenure: Freehold

Heating: 'Inspire' remote-controlled thermostat system in place to keep bills down.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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