



Residential for improvement

3 Edlington Close, Bradford, West Yorkshire, BD4 0DW

***GUIDE PRICE:**

£1+ (plus fees)

*****NIL RESERVE***** Properties don't come any cheaper than this!!! A perfect project for a builder/renovator to get stuck into during the winter months. This three bedroom townhouse has recently suffered from fire damage.

Due to the poor condition there will be no viewings. Auction House have not inspected the property internally.

The property will be sold as seen with all contents, fixtures and fitting included.

Description:

Internally: The property has not been inspected due to condition

Externally: Gardens to front and rear

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Flats A, B & C, 18 Sefton Avenue, Leeds, LS11 7BA

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

This substantial through terrace, divided into 3 x 1 bedroom flats, would make a good addition to a buy to let portfolio.

The flats have been owned and run by a local housing association for many years. Now vacant, the flats would benefit from a little improvement before providing a landlord with a high yield. The property benefits from a hard wired fire alarm system, separate electricity meters and fire doors throughout. Externally, there are yards to the front and rear.

Description:

Ground Floor: Communal hall – Flat A: Lounge, kitchen, bedroom and bathroom

First Floor: Landing– Flat B: Lounge, kitchen, bedroom and bathroom

Second Floor: Flat C: Landing, lounge, kitchen, bedroom and bathroom

Externally: Yards to front and rear

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

3

4 Nansen Mount, Leeds, West Yorkshire, LS13 3QU

*GUIDE PRICE:

£55,000 - £60,000 (plus fees)

This three bedroom back to back terrace does have central heating and double glazing but now requires some cosmetic improvement prior to being let out or sold on. Sure to appeal to any landlords looking to add to an existing portfolio or start a new one.

At the time of writing, this is the cheapest house on Rightmove within a one mile radius! The property is located in Bramley, 4.5 miles to the west of Leeds city centre and just 0.3 miles from the local train station.

Description:

Basement Storage:

Ground Floor: Living room and kitchen.

First floor: Bedroom and bathroom.

Second Floor: Two bedrooms.

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[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

4

36 Woodland Park Road, Leeds, West Yorkshire, LS6 2AZ

*GUIDE PRICE:

£175,000+ (plus fees)

This four bedroom semi-detached property in Headingley will appeal to those looking for a project. It is rare for properties on the street to come up for sale making it highly desirable. It has been owned by the same family for many years and now needs to be returned to its former glory. Internally, the property requires a full scheme of refurbishment. The plot may lend itself to a side extension or there may be potential to convert the loft into additional living space/bedrooms (STPP).

The property appears to have suffered from some structural movement which has not been investigated. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Basement: Cellars

Ground Floor: Hall, lounge, sitting room, dining kitchen and store

First Floor: Landing, four bedrooms, bathroom and wc

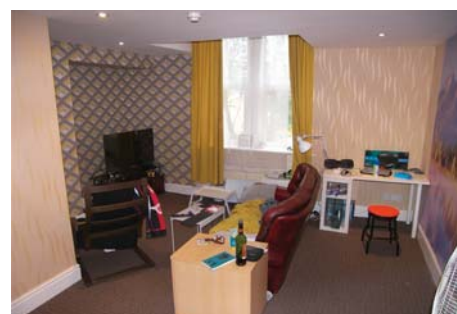
Externally: Gardens to three sides. Detached garage and driveway.

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[*Description on Auction Information page](#)

8 Oak Villas, Bradford, West Yorkshire BD8 7BG

***GUIDE PRICE: £275,000 – £300,000 (plus fees)**



This substantial semi-detached Victorian residence has been converted into nine self-contained flats and four garages with a potential annual income of over £30,000.

The property comprises three x one bedroom flats with six spacious studios, each with its own separate kitchen. Each flat has been split and will be offered with its own title and long lease meaning the sale may well be stamp duty except dependant on the final price agreed.

The freehold for the building is also being offered as part of the sale.

The property is connected to mains water, drainage and electricity with separate supply meters to each flat. A wired fire alarm and smoke detection system is installed together with a CCTV system monitoring external and entrance hall activity. Oak Villas is a pleasant tree lined street of large Victorian and similarly styled modern residential properties located closer to Manningham Lane and Queens Road in Bradford.

Description:

Lower Ground Floor Flats 1 & 2:

Upper Ground Floor Flats 3,4 & 5:

First Floor Flats 6 & 7:

Second Floor Flats 9 & 10:

Externally: Communal parking and four garages.

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

Thornghyll, Thornber Grove, Silsden, West Yorkshire BD20 9PL

***GUIDE PRICE:**

£95,000+ (plus fees)

This generously proportioned two bedroom (previously four bedroom) detached bungalow has been vacant for many years and now offers any would-be developers a range of opportunities subject to planning. As well as the refurbishment of the existing property, we have been advised there has previously been planning permission (albeit historic) for a separate bungalow on the land currently occupied by the double garage. This property is located in the popular village of Silsden, West Yorkshire and is just a short distance from a wealth of local shops and amenities. Buyers should be aware that the property has suffered from some structural issues and are advised to do their own research in this regard. **The property will be sold as seen with all contents, fixtures and fittings included.**

Description:

Ground Floor: Living room, dining room and kitchen. Two bedroomS and a bathroom.

Externally: Double garage to the side with gardens to the rear

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[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

2C High Street, Knottingley, West Yorkshire, WF11 8NQ

***GUIDE PRICE:**

£30,000 - £35,000 (plus fees)

This spacious two bedroom maisonette offers accommodation over two floors and briefly comprises of living room and kitchen to the first floor with two bedrooms and a bathroom to the second floor.

The property is located on the busy Ferrybridge High Street and should make a high yielding investment when let.

Description:

First floor: Living room and kitchen.

Second floor: Two bedrooms and a bathroom.

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[*Description on Auction Information page](#)



Tenure: See legal pack
Local Authority: Kirklees Council
Energy Performance Rating (EPC): Current Rating E

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Residential Investments

275A Blackmoorfoot Road, Crossland Moor, Huddersfield, West Yorkshire HD4 5RL

***GUIDE PRICE**

£35,000 - £45,000 (plus fees)

A One Bedroomed Mid Terraced House Producing £4,500pa/£375pcm

Situated in the centre of Crossland Moor and close to all its amenities this one bedroomed back to back terrace is already tenanted at £4500pa/£375pcm for a term of 12 months from 8th September 2018. This is a perfect addition to an investment portfolio at such an attractive Guide Price. Briefly comprises, Lounge, Kitchen, Bedroom, Shower Room and Cellar. Benefits from Double Glazing and, more unusually for a property of this type, a courtyard garden. There will be no internal access for viewings, the tenant must not be disturbed.

Description

Ground Floor: Lounge, Kitchen

First Floor: Landing, Bedroom, Shower Room

Cellar: Store

Outside: To the front of the property is a Courtyard Garden.

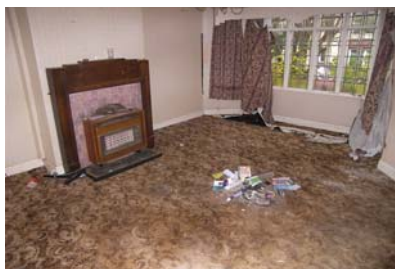
Additional Fees

Administration Charge: 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.

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Tenure: Freehold
Energy Performance Certificate (EPC): please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

39 Easterly Crescent, Leeds, West Yorkshire, LS8 2SG

***GUIDE PRICE:**

£140,000 - £150,000 (plus fees)

This three bedroom semi-detached property has been neglected in recent years and is now in need of complete refurbishment. Sure to appeal to anyone looking for a winter project and then taking advantage of the seasonable uplift in spring to sell on.

The property is located on a popular residential street less than one mile from the centre of the increasingly popular suburb of Oakwood. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Entrance Hall, living room, dining kitchen and bathroom with separate wc.

First Floor: Landing and three bedrooms.

Externally: The property has gardens to the front and rear with a driveway leading to a detached garage.

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[*Description on Auction Information page](#)



Residential

34 Kingsway, Wrose, Bradford, West Yorkshire BD2 1PN

***GUIDE PRICE:**

£99,000+ (plus fees)

This three bedroom semi-detached property is sure to appeal to both landlords and developers looking for a winter bargain. Located in Wrose, north of Bradford city centre, the property is on a pleasant residential street with a number of shops and amenities available just half a mile away at Bank Top Five Lane Ends.



The property will be sold as seen with all contents, fixtures and fittings included.

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC):
please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

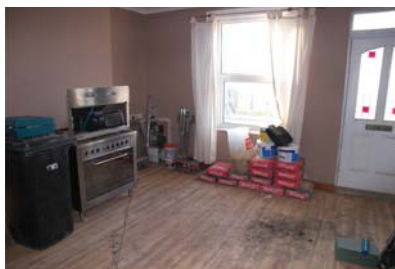
183 Wakefield Road, Garforth, Leeds, West Yorkshire LS25 1NE

***GUIDE PRICE:**

£75,000+ (plus fees)

This two bedroom through terrace has been taken back to brick and now offers any developer a blank canvas to work with. A neighbouring property of similar size (but in better condition) is currently on the market with an asking price of £139,995.

The property is located in Garforth, an area increasing in popularity and enjoys pleasant views overlooking fields to the front.



Description:

Basement: Room.

Ground Floor: Living room and dining kitchen.

First Floor: Two bedrooms and a bathroom when complete.

Tenure: Freehold

Local Authority: Leeds City Council
Energy Performance Certificate (EPC):
please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

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Residential Investments

37 Cross Green Crescent, Leeds, West Yorkshire, LS9 0DD

***GUIDE PRICE:**

£110,000 - £120,000 (plus fees)

*****High yielding investment opportunity*****

This well presented through terrace in Cross Green, situated approximately 1 mile from Leeds city centre, is currently generating an income of £19,920 per annum and will appeal to the buy to let landlord. This equates to a return, in excess of, 18% when based on the lower guide price. We have been advised by the seller that all current tenants are employed. **Planning permission was granted in 2015 for C4 use, with documentation being available in the legal pack, and the seller advises an HMO licence has been applied for and is yet to be granted.**

Description:

Store room to basement.:

Ground Floor: Hall, communal lounge, communal dining kitchen and utility.

First Floor: Landing, Room 1, Room 2 and house bathroom.

Second Floor: Room 3, Room 4 and ensuite shower room.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

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Residential

23 Firthcliffe Drive, Liversedge, West Yorkshire, WF15 6HR

***GUIDE PRICE:**

£35,000 - £40,000 (plus fees)

This spacious two bedroom ground floor apartment is sure to appeal to any investors looking to start their own portfolio or add to an existing one. Although vacant at present, it could offer a return of more than 10% when based on the quoted guide price. The property briefly comprises a living room, kitchen, two bedrooms and a shower room with a pleasant and well maintained shared yard and outbuilding.

Leasehold Information: 95 years unexpired. Service Charge: £71.20 per month Ground Rent: £10 p.a.

The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Hall, living room, kitchen, two bedrooms and a shower room

Externally: Shared yard and outbuilding



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

Great Horton Industrial Park, Great Horton Road, Bradford, BD7 4ED

*GUIDE PRICE: £300,000 – £350,000 (plus fees)



This substantial piece of land is now offered with planning permission for 24 six bedroom semi-detached houses which equates to just £12,500 per plot when based on the lower guide price.

Partial demolition of the industrial units on site has already been undertaken with interested parties looking for further information advised to visit the Bradford planning portal and search for postcode BD7 4ED. Although the main reference number is 15/07649/MAR, there are several others that should be reviewed prior to bidding.

Developers will be pleased to hear that there is no requirement for the provision of any affordable housing nor any 106 contributions.

Documents including a bat survey, drainage strategy and environmental report are all available upon request.

The site is located two miles to the south west of Bradford City Centre with a host of local shops and amenities including a Tesco Extra just a short distance away.

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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on a mortgage or any other debt secured on it.

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Residential

49 Hanover Square, Leeds, West Yorkshire LS3 1BQ

*GUIDE PRICE:

£275,000 - £300,000 (plus fees)

Development opportunity! Planning permission granted for conversion to form two self-contained flats plus a single storey rear extension to form a self-contained unit. **Full details can be viewed on the Leeds planning portal under application number 16/0594/FU and 17/03913/FU.**

Currently a five bedroom through terrace with two kitchens and two bathrooms that has been lived in by the same family for almost forty years. This period property overlooks lovely green parkland, is conveniently situated only a short distance from Leeds city centre, the universities and hospitals and is ideal for either private occupation or investment/development.

Description:

Basement: Storage

Ground Floor: Entrance hall, living room, dining room, kitchen and bathroom

First Floor: Three bedrooms, bathroom with separate WC, kitchen

Second Floor: Two further bedrooms

Externally: Yard and garage to the rear



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

15

16 Sunset Avenue, Meanwood, Leeds, West Yorkshire LS6 4LW

***GUIDE PRICE:**

£220,000+ (plus fees)

This three bedroom semi detached house with conservatory is now in need of some updating and is sure to appeal to any developer looking for a project in this sought after location. Externally the property has a driveway leading to a garage and south facing garden to the rear. The property is situated within the heart of Meanwood and within walking distance of the local primary school, restaurants, bars and amenities. There is some cracking evident within the property and buyers are advised to research this thoroughly prior to bidding.

Description:

Ground Floor: Living room with dining area, kitchen and conservatory

First Floor: Three bedrooms, bathroom and separate WC

Externally: Front and rear gardens with driveway leading to a garage

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential Investments

16

15 Crosby View, Leeds, West Yorkshire LS11 9NB

***GUIDE PRICE:**

£65,000+ (plus fees)

This end terrace in Holbeck, divided into 1 x one bedroom flat and 1 x two bedroom flat, will make a good addition to a portfolio. The total rent currently being generated is £8,760 per annum which equates to a strong return in excess of 13% when based on the lower guide. The flats are separately metered and we have been advised by the seller that the conversion was completed more than 20 years. The ground floor flat is in need of some cosmetic improvement and notice has been served on this tenant to vacate the property.

Description:

Lower Ground Floor: Two store rooms, bathroom.

Ground Floor: Living kitchen and bedroom. Entrance hall.

First Floor: Landing, lounge, kitchen and bathroom.

Second Floor: Landing and two bedrooms.

Externally: Rear garden.

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[*Description on Auction Information page](#)



16a

Residential Investments

Flat 1, 1 Briarmains, West Lane, Bradford, West Yorkshire BD13 3JB

***GUIDE PRICE:**

£35,000 - £40,000 (plus fees)

This spacious and modern two bedroom ground floor apartment is sure to appeal to any investor looking for a high yielding return. The property is currently let for £5,760 per annum although the tenant has mentioned verbally that he is looking to vacate in the coming months. The property is located in the popular village of Thornton just four miles west of Bradford city centre. Leasehold Information: TBC



Description:

Ground Floor: Open plan living kitchen, two bedrooms, one bathroom, one shower room.

Externally: Car park

Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



17

Residential for Improvement

12 Cross Green Avenue, Leeds, West Yorkshire LS9 0DE

***GUIDE PRICE:**

£70,000 - £80,000 (plus fees)

This four bedroom through terrace in Cross Green will appeal to the buy to let landlord or renovator. The property has double glazing and central heating with a majority of the internal walls having been recently replastered. Investors, looking for a high return, may look to split the property into flats or let them by the room, subject to the necessary planning consents/licences.



Description:

Cellars to basement:

Ground Floor: Lounge, dining room and kitchen.

First Floor: Landing, two bedrooms and bathroom.

Second Floor: Two bedrooms.

Externally: Yard to rear.

Tenure: Freehold

Local Authority: Leeds City Council.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

18

3 Buxton Street, Halifax, West Yorkshire HX3 5EE

***GUIDE PRICE**

£30,000 - £40,000 (plus fees)

A One Bedroomed Back to Back Property plus Attic Room

This stone built back to back terrace offers spacious accommodation in the popular Lee Mount area of Halifax. Briefly comprises, Lounge, Kitchen, Bedroom, Bathroom and an Attic Room with the benefit of Double Glazing and Electric Heating. Whilst the property would benefit from modernisation it may be suitable a first time buyer or property investor.

Description

Cellar

Ground Floor: Entrance Vestibule, Lounge, Kitchen

First Floor: Landing, Bedroom, Bathroom

Second Floor: Attic Room

Outside: There is a forecourt to the front of the property

Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Administration Charge: 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.

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Residential for Improvement

19

2 Lark Street, Keighley, West Yorkshire, BD21 2EJ

***GUIDE PRICE:**

£35,000 - £40,000 (plus fees)

This spacious three bedroom terrace has partial double glazing and central heating offering accommodation over four floors. Now requiring some refurbishment, the property is sure to appeal to landlords or investors looking for their next project. At the time of writing, it is the cheapest house listed on Rightmove within 0.5 miles. The property is ideally located for access to the many shops and amenities on the A629 as well as the beautiful Devonshire Park just a few hundred feet away.

Description:

Basement: Dining kitchen

Ground Floor: Hall and Living room

First Floor: Landing, Bedroom and bathroom

Second Floor: Two bedrooms

Tenure: Freehold

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

Residential

**8B King Street, Heckmondwike,
West Yorkshire, WF16 9LN**

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Sure to appeal to the buy to let investor, comes this garden fronted two bedroom end terrace in Heckmondwike. The property has double glazing, central heating and is conveniently located for the town centre amenities. We have been advised by the seller that when the property was last let it was generating £450 per calendar month. According to Rightmove, at the time of writing, this was the cheapest two bedroom house within 3 miles!

The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Porch and living kitchen.

First Floor: Landing, two bedrooms and bathroom.

Externally: Gardens to the front and side.



Tenure: Freehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: See legal pack
Local Authority: Calderdale Council
Energy Performance Rating (EPC): Current Rating D



Residential

31 Warley Road, King Cross, Halifax, West Yorkshire HX1 3SU

***GUIDE PRICE**

£40,000 - £50,000 (plus fees)

A Three Bedroomed Back to Back Mid Terraced Property

A much larger than average house offering accommodation over three floors. Very well located for access to Halifax Town Centre, all local amenities and the ASDA Supermarket. Briefly comprises, Lounge, Kitchen, Three Bedrooms, and a Bathroom with the benefit of Gas Central Heating and Double Glazing. Suitable for a First Time Buyer or Investor.

Description

Ground Floor: Lounge, Kitchen

First Floor: Landing, Bedroom One, Bedroom Two, Bathroom

Second Floor: Attic Bedroom

Outside: There is a forecourt to the front of the property

Additional Fees

Administration Charge: 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.

auctionhouse.co.uk

[*Description on Auction Information Page](#)



Tenure: Freehold
Local Authority: Wakefield Metropolitan District Council



Plots/Building Land

Land at Barnes Road, Castleford, West Yorkshire, WF10 5SS

***GUIDE PRICE:**

£140,000+ (plus fees)

An exciting opportunity for anyone looking for their next development. This rectangular plot has planning permission for two x four bedroom detached houses and two x four bedroom semi-detached houses. Further information including the proposed layouts can be found on the Wakefield Planning portal by searching reference number: 15/01960/FUL. The seller has advised us that there are no section 106 contributions related to the permission and that planning was granted prior to the introduction of the community infrastructure levy.

The land is approximately 0.2 acres in size, borders predominantly residential usage and is ideally located for access to the M62 motorway as well as local amenities including the Junction 32 shopping centre, Xscape and Glasshoughton train station. Buyers are also invited to call into the office to review the Walkover Survey, Ground Investigation, Remediation Statement and Foundation Design as we regret that no electronic copies are available.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

22

Commercial

343 Wakefield Road, Bradford,
West Yorkshire BD4 7NB

*GUIDE PRICE:

£165,000+ (plus fees)

This recently converted and fully fitted restaurant premises is offered to the market with a total reduction of £100,000! It is sure to appeal to anyone looking to run their own restaurant without the hassle of large set up costs. The property briefly comprises a restaurant, bar, kitchen and WCs to the ground floor with offices above. In addition, the yard to the side was granted planning permission for a detached retail unit (planning reference – 15/02224/FUL) in July 2015 although this has now lapsed. The property is Grade II listed and occupies a prominent main road position on Wakefield Road (A650) less than a mile from Bradford city centre. **Please note: VAT is NOT applicable on this lot. The property will be sold as seen with all contents, fixtures and fittings included.**

Description:**Basement:** Storage**Ground Floor:** Restaurant area, bar, kitchen with male and female WCs**First Floor:** Staff room, three offices, storeroom, bathroom and WC**Second Floor:** Two loft rooms**Externally:** Good size yard to the side**Tenure:** Freehold**Local Authority:** Bradford Metropolitan District Council
Energy Performance Certificate (EPC):

Please refer to the legal pack

Additional Fees**Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

22a

Residential for
Improvement34 Elmwood Road, Keighley,
West Yorkshire, BD22 7DW

*GUIDE PRICE:

£20,000 - £25,000 (plus fees)

Cash buyers only This three-bedroom semi-detached property, of non-standard construction, will appeal to a variety of investors. Although the property has central heating it is now in need of a full scheme of refurbishment. According to Rightmove, at the time of writing, this was the cheapest three-bedroom semi in the whole of West Yorkshire!

The property will be sold as seen with all contents, fixtures and fittings included.

Description:**Ground Floor:** Hall, lounge, dining room, kitchen, WC, utility room and store.**First Floor:** Landing, three bedrooms and bathroom.**Externally:** Gardens to three sides and driveway.**Tenure:** Freehold**Local Authority:** Leeds City Council
Energy Performance Certificate (EPC):

Please refer to legal pack

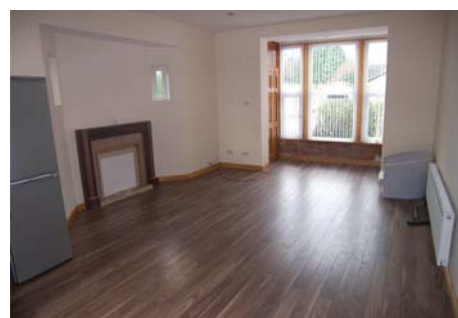
Additional Fees**Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

59-63 Aberdeen Terrace, Clayton, Bradford, West Yorkshire BD14 6LS

***GUIDE PRICE: £275,000 - £300,000 (plus fees)**



This exciting lot comprises three properties in one! Numbers 59 and 61 (formally a large semi-detached property) now comprise two generously proportioned two bedroom through terraces with converted lower ground floors offering additional accommodation.

Number 59 is currently let to a long standing tenant of circa 6 years and generating £5,460pa.

Number 63 is a part built detached house offering spacious accommodation over three floors.

For further information regarding the relevant planning consents please go to the Bradford planning portal and search reference numbers 09/04062/FUL and 06/08661/FUL.

The plot comprises an enviable position at the top of Aberdeen Terrace overlooking Clayton golf club to the south and lies approximately three miles to the west of Bradford city centre. Sure to appeal to a range of buyers including developers, investors and speculators.

Description:

Number 59: Lower Ground floor – Two rooms and store room.

Ground floor – Living room and dining kitchen.

First floor – Two bedrooms and shower room.

Number 61: Lower ground floor – Two rooms.

Ground floor – Kitchen, living room.

First floor – Two bedrooms and bathroom.

Number 63: not inspected

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC):

Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

24

57 Victoria Avenue, Leeds, West Yorkshire, LS9 9DJ

*GUIDE PRICE:

£90,000+ (plus fees)

This three bedroom through terrace on the pleasant and tree lined Victoria Avenue is now in need of refurbishment and sure to appeal to any developers looking for a project. The property is located two miles to the east of Leeds city centre with a local park just a short walk away.

The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Basement storage:

Ground Floor: Living room and dining kitchen.

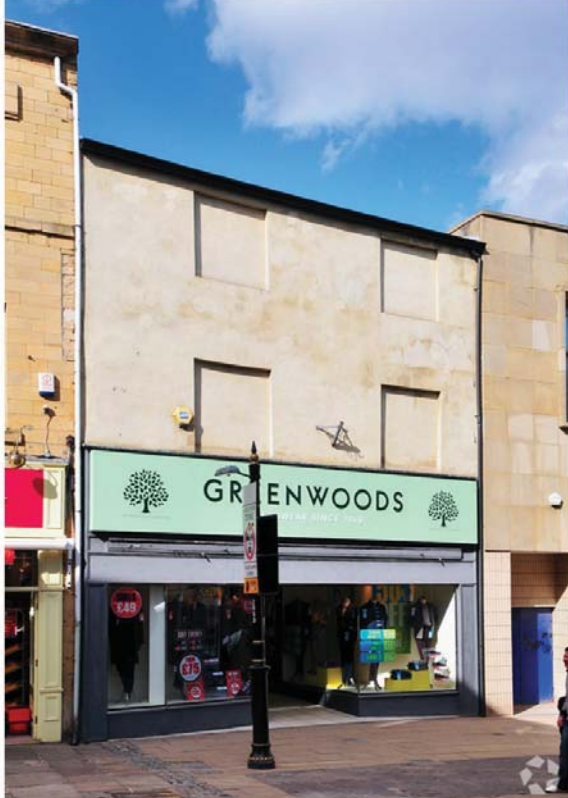
First Floor: Two bedrooms and a bathroom.

Second Floor: Third bedroom.

Externally: The property has a small yard to the front and rear.

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



Tenure: Freehold
Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC):
 Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Commercial

25

33 Low Street, Keighley, West Yorkshire BD21 3PP

*GUIDE PRICE:

£125,000 - £150,000 (plus fees)

Offered with a huge price reduction of £100,000 when based on the lower guide, this prominent retail unit offers a total of 1885 sq feet (175 sq mtrs) over three floors including a ground floor sales area of 915 sq ft (84.9 sq mtrs). The upper floors are currently used for storage. Although vacant at present, the property was formally occupied by Greenwood's Menswear with other occupiers in the immediate vicinity including Superdrug (next door), Halifax, Greggs, Ladbroke's and Subway. The unit is located on the pedestrianised Low Street, one of Keighley's main retail areas and is sure to be of interest to both owner occupiers and investors looking for strong potential returns once let. **Buyers should be aware that this property is registered for VAT.**

Description:

Ground Floor: Sales 915 sq ft.

First Floor: Storage 420 sq ft.

Second Floor: Storage 551 sq ft.

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*Description on Auction Information page



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC):

Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

26

Residential Investments

3 Colwyn Road, Beeston, Leeds, West Yorkshire LS11 6QZ

***GUIDE PRICE:**

£70,000 - £80,000 (plus fees)

This larger than average back to back terrace has been cleverly converted to form both one bedroom and two bedroom maisonettes over four floors. At present, one maisonette is rented for £450 per calendar month with the other to let for the same amount. This means a total potential income of £10,800 per annum and a return of 15% when based on the lower guide. The property is located in Beeston, south Leeds, an area popular with landlords and with good transport links to the city centre.

Description:

Lower Ground Floor: Living kitchen, bathroom with separate WC.

Upper Ground Floor: Bedroom.

First Floor: Living kitchen and bedroom.

Second Floor: Bedroom and bathroom.

Externally: Yard to the front.



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £900.00 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

27

Residential

28 Oak Tree Lane, Leeds, West Yorkshire LS14 6LY

***GUIDE PRICE:**

£85,000+ (plus fees)

Sure to appeal to the buy to let investor comes this two bedroom, two bathroom, ground floor apartment in a modern Leeds development. The property does have double glazing and central heating but would benefit from some cosmetic improvement. Externally, there are attractive communal gardens and an allocated parking space. 20 Oak Tree Lane, a well presented two bedroom apartment within the development, sold in September 2018 for £117,500 suggesting there may be scope for profit for the investor.

Lease details – 125 years from January 2006 Service Charge – 6 months to October 31st 2018 – £499.78 Ground Rent – £125 per annum.

Please note: The completion date will be the 28th December 2018.

Description:

Ground Floor: Hall, living/dining/kitchen, two bedrooms, ensuite shower room and bathroom

Externally: Communal gardens and an allocated parking space

28

Ground Rents

25 James Street, Bradford, West Yorkshire, BD1 3PZ

***GUIDE PRICE:**

£30,000+ (plus fees)

Auction House are pleased to offer for sale the ground rent on a block of 21 apartments in Bradford city centre.

The total income being generated is £3,640 per annum which equates to a return in excess of 12%. Please refer to the legal pack for further information.



Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



28a

Residential Investments

106 Broadlea Road, Leeds, West Yorkshire, LS13 2SA

***GUIDE PRICE:**

£65,000 - £75,000 (plus fees)

This two bedroom semi-detached property in Bramley would appeal to a variety of investors. Currently tenanted, the property is generating an income of £6,344 per annum. The tenant has been in occupation for more than five years with the current agreement running until the end of February 2019.

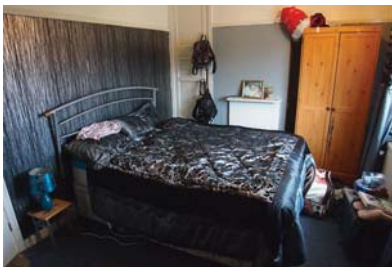
The property was advertised on the open market at £95,000 as recently as November 2018. Auction House sold 16 Broadlea Crescent, another two bedroom semi-detached property, for £90,500 in our October 2018 auction suggesting this is competitively priced.

Description:

Ground Floor: Hall, lounge and kitchen

First Floor: Landing, two bedrooms and bathroom

Externally: Gardens to three sides



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £1140.00 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

29

148 Hermit Hole, Halifax Road, Keighley, West Yorkshire BD21 5HH

*GUIDE PRICE:

£39,000+ (plus fees)

This two bedroom through terrace, with accommodation to three floors, is set to appeal to the buy to let investor. Although the property does have double glazing and central heating it would now benefit from some cosmetic improvement. Externally, there is a small garden to the rear overlooking woodlands. The property is situated less than two miles south of Keighley town centre.

Please note: An 8 day completion applies to this lot.

The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Lower Ground Floor: Kitchen and two store rooms.

Ground Floor: Lounge and kitchen.

First Floor: Landing, two bedrooms and bathroom.

Externally: Garden to rear.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council
Energy Performance Certificate (EPC):
Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

30

10 Seaforth Place, Leeds, West Yorkshire, LS9 6AF

*GUIDE PRICE:

£40,000 - £45,000 (plus fees)

This four bedroom through terrace, located in central Harehills, is now in need of complete refurbishment and is sure to appeal to the renovator and local buy to let landlord. The property has the potential to become a high yielding investment following completion of the project. According to Rightmove, at the time of writing, this was the cheapest 4 bedroom house in Leeds by a huge £40,000!

Viewers - Please note there will be no access to the kitchen area due to a collapsed floor and it being deemed unsafe. The property will be sold as seen with all contents, fixtures and fittings included. We will not be accepting any offers on the property prior to the auction.

Description:

Cellars to basement:

Ground Floor: Hall, lounge, dining room and kitchen.

First Floor: Landing, two bedrooms and bathroom.

Second Floor: Two bedrooms.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Residential

Howgate House, 3 Wellington Road, Dewsbury, West Yorkshire WF13

***GUIDE PRICE:**

£30,000 - 35,000 (plus fees)

This third floor two bedroom flat is located in the heart of Dewsbury town centre with the local train station just on the door step. The property benefits from lift access and enjoys pleasant views. Sure to appeal to any buy to let investor looking to add to a portfolio.

Description:

Ground Floor: Communal entrance and lift access.

Third Floor: Living room, kitchen, two bedrooms and a bathroom.



Tenure: Leasehold

Local Authority: Kirklees Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Commercial

5/5a & 7 Ray Street, Huddersfield, West Yorkshire HD1 6BL

***GUIDE PRICE**

£15,000 - £25,000 (plus fees)

A Two Storey Workshop With Lean to Area, Gross Internal Area Extends to Approximately 2,326sq.ft (216.25sq.m)

The premises are located within an established trading area on the fringe of Huddersfield Town Centre. Situated behind a decorators merchants and also between some residential development. The accommodation which requires renovation, is accessed from an alley way and comprises a ground floor workshop, lean to area, store and a first floor (not inspected). There may be some contents remaining in the property upon completion.

Please note there will be a further Buyers Premium of £900 including VAT.

Description

Ground Floor: Workshop 917sq.ft (85.21sq.m), Lean To Area 217sq.ft (20.21sq.m), Store 275sq.ft (25.62sq.m)

Not Inspected

First Floor: All within 917sq.ft (85.21sq.m)

Additional Fees

Buyers Premium: There is a further buyers premium of £900 inc VAT

Administration Charge: 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.

Tenure: See Legal Pack

Local Authority: Kirklees Council

Energy Performance Rating (EPC): Current Rating BCL

auctionhouse.co.uk

[*Description on Auction Information Page](#)



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC):

Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

32

11A Moor Valley Park, Mill Lane, Hawksworth, West Yorkshire LS20

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

A unique opportunity to purchase a holiday home in the tranquil Moor Valley Park, Hawksworth village. With its semi-rural aspect and the popular on site Hudson Bar, there are superb walks in close proximity but yet being convenient for both Leeds and Bradford. The lodge would make an affordable living space for someone seeking a peaceful retreat or, simply a second home. The park is open for 11 months of the year from March 1st to January 31st.

Leasehold Information: Please refer to the legal pack.

Description:

Ground Floor: Lounge, kitchen, bedroom and shower room.

Externally: Parking area and garden terrace

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £1,140.00 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

32a

62 North Dean Road, Keighley, West Yorkshire, BD22 6QY

***GUIDE PRICE:**

£55,000+ (plus fees)

This Ex LA three bedroom semi-detached property will appeal to the buy to let landlord. It is located approximately 0.5 miles from Keighley town centre and amenities. Auction House has not inspected the property and details will be updated in due course.

Please note: A 10 business day completion applies to this lot and the buyer will be required to pay the exchange deposit from cleared funds.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



33

Residential

75 Bayswater Mount, Harehills, Leeds, West Yorkshire LS8 5LW

***GUIDE PRICE:**

£55,000 - £60,000 (plus fees)

This garden fronted two bedroom back to back terrace in Harehills will appeal to the buy to let investor. The property benefits from double glazing, has two double bedrooms and has recently been redecorated throughout in neutral decor. According to Rightmove, at the time of writing, this was the cheapest two bedroom house in LS8! **The property will be sold as seen with all contents, fixtures and fittings included.**

Description:

Basement: Cellars

Ground Floor: Lounge and kitchen

First Floor: Landing, bedroom and bathroom

Second Floor: Landing and bedroom

Externally: Yard to front



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



34

Residential for Improvement

10 Trelawn Place, Leeds, West Yorkshire LS6 3JP

***GUIDE PRICE:**

£90,000 - £100,000 (plus fees)

This garden fronted two bedroom back to back terrace will appeal to a variety of investors. The property is located in central Headingley where there is a strong demand for rental property from University students. We have been advised by the sellers that the property has not been redecorated for many years and is likely to need a full scheme of refurbishment. Once modernised, buyers may look to keep as part of a portfolio or sell on for a profit.

Auction House have not inspected the property internally, therefore, details will be updated in due course.

Description:

Ground Floor: Lounge and kitchen.

First floor: Landing, bedroom and bathroom.

Second Floor: Bedroom.

Externally: Yard.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

35

Residential Investments

**15 Westbourne Place, Leeds,
West Yorkshire, LS11 6EJ**

***GUIDE PRICE:**

£45,000 - £50,000 (plus fees)

This garden fronted two bedroom back to back terrace in Beeston will appeal to the buy to let landlord. The property is let by the room to tenants that have been in occupation for 3 years and 18 months respectively. The income being generated is £6,000 per annum which equates to a return in excess of 13% based on the lower guide price. Auction House has not inspected the second floor bedroom.

Description:

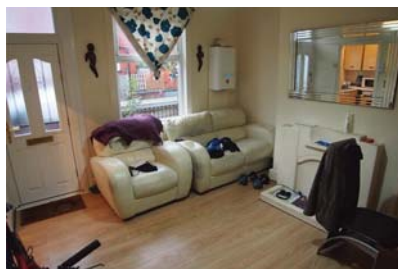
Cellars to basement:

Ground Floor: Lounge and kitchen.

First Floor: Landing, bedroom and bathroom.

Second Floor: Bedroom.

Externally: Yard to front.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



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36

Plots/Building Land

Land Adj to 1 Bellbrooke Avenue, Leeds, West Yorkshire LS9 6AU

***GUIDE PRICE:**

£10,000 - £15,000 (plus fees)

This modest plot of land has real development potential subject to the necessary consents being obtained. It is located near the centre of Harehills, just off Harehills Lane and within walking distance for a whole host of shops and amenities including the Bellbrooke surgery just next door.



Tenure: Freehold

Local Authority: Leeds City Council

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

36a

Residential for Improvement

9 Arley Terrace, Leeds, West Yorkshire, LS12 2PA

***GUIDE PRICE:**

£50,000 - £60,000 (plus fees)

This two bedroom back to back terrace, in Armley, has accommodation to four floors and is one for the buy to let investor or renovator. Although the property has double glazing and central heating it would now benefit from updating throughout. The property is located only two miles from Leeds city centre.

The property will be sold as seen with all contents, fixtures and fittings included.

Description:

ACCOMMODATION:

Lower Ground Floor: Dining kitchen and store.

Ground Floor: Lounge and dining area.

First Floor: Landing, bedroom and bathroom.

Second Floor: Bedroom.

Externally: Garden to front.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC):

Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £900.00 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

37

9 Bentley Street, Wyke, Bradford, West Yorkshire BD12 9NP

***GUIDE PRICE:**

£27,500+ (plus fees)

Looking for a renovation project? Set in a quiet backwater of Wyke village comes this garden fronted one bedroom terrace. The property does have double glazing but is now in need of a full scheme of refurbishment and will appeal to builders/renovators. Once the works have been completed this property could make a characterful home or be added to a rental portfolio.

Please note: A 14 day completion applies to this lot.

Description:

Cellars to basement:

Ground Floor: Porch, hall, lounge and kitchen

First Floor: Landing, bedroom and bathroom

Externally: Garden to front

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating
Please refer to legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential Investments

37a

8 Crosby View, Leeds, West Yorkshire LS11 9NB

***GUIDE PRICE:**

£50,000+ (plus fees)

With a long standing tenant of approximately 18 years, this terraced property is sure to appeal to landlords looking to start or add to an existing portfolio. The rental income is currently £4,380 p.a. Although with a few tweaks this property could be used as a two bedroom terrace, the current tenant is using the ground floor as a dining kitchen, the first floor as a living room and the second floor as a bedroom.

Description:

Ground Floor: Dining kitchen

First Floor: Living room and bathroom

Second Floor: Bedroom

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

38

Residential

Flat 201 Cheapside Chambers, 43 Cheapside, Bradford, BD1 4HP

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

This well presented large studio apartment, in Bradford city centre, will appeal to the buy to let landlord. The seller advises us the property was previously let at £350 per calendar month which could provide a strong return for an investor. The apartment has electric heating, a generous living area, separate dining space, modern kitchen and shower room. This is a relatively new development and is situated less than 0.25 miles from The Broadway shopping centre.

The property will be sold as seen with all contents, fixtures and fittings included.

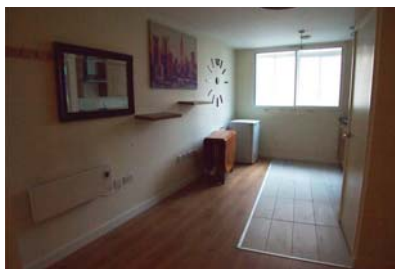
Leasehold information – Please refer to the legal pack

Description:

Second Floor: Living/bedroom, kitchen, dining area and shower room

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

39

Residential

Flat 208 Cheapside Chambers, 43 Cheapside, Bradford, BD1 4HP

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

This well presented 2nd floor studio apartment, in Bradford city centre, will appeal to the buy to let landlord. Although currently vacant the property has the potential to provide a high yield for an investor. The apartment has electric heating, modern kitchen and shower room. This is a relatively new development and is situated less than 0.25 miles from The Broadway shopping centre.

The property will be sold as seen with all contents, fixtures and fittings included.

Leasehold information – Please refer to the legal pack

Description:

Second Floor: Living/bedroom, kitchen and shower room

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

40

20 Barley Hill Road, Garforth, Leeds, West Yorkshire LS25 1DY

***GUIDE PRICE:**

£110,000+ (plus fees)

This large three bedroom through terrace, in central Garforth, will appeal to those looking for a project to get stuck into. Although the property has double glazing and a partial central heating system it would now benefit from updating throughout. Garforth is conveniently located for the M1 motorway and the local schools are well regarded.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, pantry and store

First Floor: Landing, two bedrooms and bathroom

Second Floor: Bedroom

Externally: Rear yard

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*Description on Auction Information page

LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

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