



## 1 bed studio flat to buy in LS12

353 Tong Road, ., Leeds, West Yorkshire,  
LS12 4QG

**£18,000** Starting Bid

 x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Close to local amenities
- ✓ Investment Opportunity
- ✓ Easy Commute To Leeds City
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £54,000

MORGAN ESTATES ARE PLEASED TO BRING TO MARKET THIS GROUND FLOOR STUDIO APARTMENT AT SWALLOW HILL, COMPLETE WITH COMMUNAL PARKING, OFFERED FOR SALE VIA AUCTION.

THE PROPERTY IS CURRENTLY TENANTED UNTIL DECEMBER 2025. IT PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING TO ADD VALUE. WHETHER YOU'RE AN INVESTOR SEEKING A STRONG ADDITION TO YOUR RENTAL PORTFOLIO, OR A FIRST-TIME BUYER READY TO PUT YOUR OWN STAMP ON A HOME, THIS IS ONE NOT TO BE MISSED.

SWOLLOW HILL ENJOYS A PRIME POSITION WITH EASY ACCESS INTO LEEDS CITY CENTRE, WHERE YOU'LL FIND AN EXCELLENT CHOICE OF SHOPS, RESTAURANTS, BARS, MUSEUMS, AND GALLERIES. CLOSER TO HOME, A WIDE RANGE OF EVERYDAY AMENITIES ARE JUST A SHORT WALK AWAY, INCLUDING PARKS, SUPERMARKETS, AND LOCAL SHOPS.

THIS COMPETITIVELY PRICED APARTMENT OFFERS PLENTY OF POTENTIAL - SECURE YOUR VIEWING TODAY WITH THE MORGAN ESTATES TEAM!

please note we have not been provided with the ground rent figure

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £3,440.00

Price: Starting Bid £18,000

Property Type: Studio flat

Parking: Allocated

Heating: Electric



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 81                                                                                                            |
| (69-80) <b>C</b>                            | 73      |                                                                                                               |
| (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 |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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