



1 bed apartment to buy in LS2

The Calls, Leeds, West Yorkshire, LS2 7EY

£110,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Sold via modern method of auction (terms and conditions)
- ✓ Starting bid £110,000
- ✓ Ground floor apartment
- ✓ Lease term: 189 years from 1986
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A unique ground-floor studio apartment offering its own private entrance directly from street level, ideally positioned within the historic The Calls area of Leeds city centre. Located close to Leeds Minster and within easy reach of the city's extensive shopping, dining, leisure and transport amenities, the property presents an excellent opportunity for investors, developers or buyers seeking a distinctive city-centre home.

The apartment requires a programme of and offers considerable potential for improvement. Internally, the accommodation comprises an entrance hallway, a separate fitted kitchen, shower room and an open-plan living and sleeping area. The main room benefits from high ceilings and windows to two sides, providing plenty of natural light and adding to the property's individual character.

The property also benefits from the right to park one vehicle within an unallocated parking space, subject to a permit being obtained and the terms of the lease.

A rare opportunity to acquire a characterful city-centre apartment in a highly convenient and historic location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 149

Ground Rent Review Period: Peppercorn

Annual Service Charge Amount: £1,763.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Off Street

Year built: 1876

Construction materials: Brick and block, Stone built

Roofing type: Slate 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

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

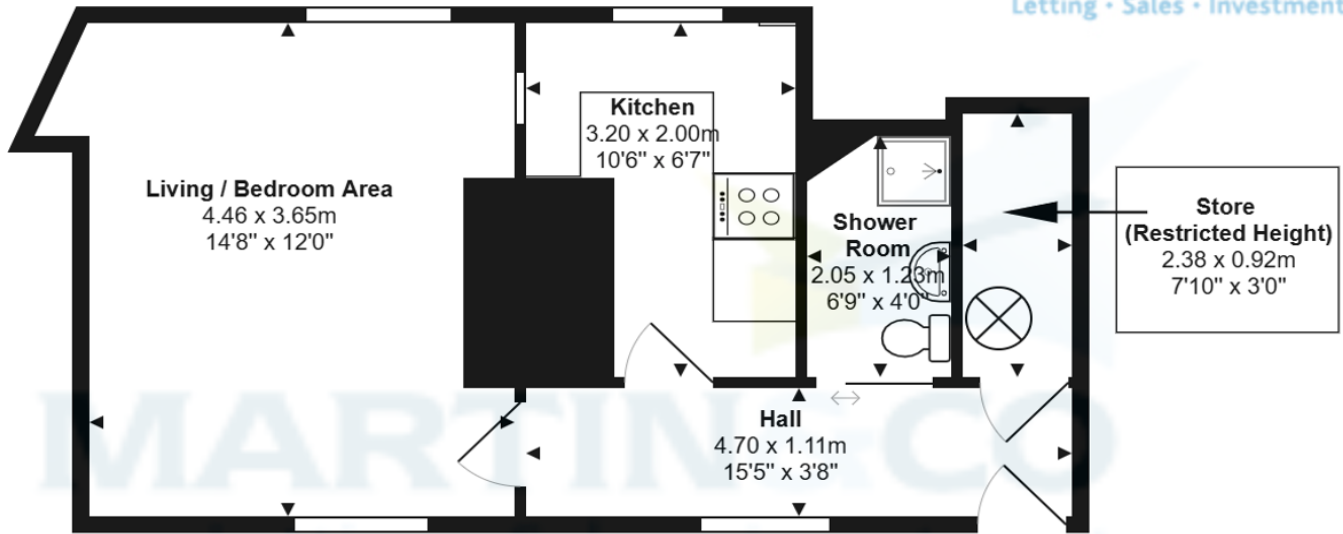
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



The Calls, LS2 7EY

Total Area: 35.7 m² ... 385 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

The Calls, Leeds, West Yorkshire, LS2 7EY

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

