

15 Abbott View,
Leeds, LS12 2JN
£130,000

dwell
Estate & Letting Agents

3  2  1 



- Semi-detached three-bedroom family home.
- Two house bathrooms, one with a jacuzzi.
- Finished to a high standard throughout.
- Ready to move in to.
- Close by to plenty of local amenities such as primary schools, supermarkets, and parks.
- Approximately a mile away from Leeds city centre.
- Less than a 30-minute walk away from the city.
- Quick links onto the nearby motorways.
- Large garden with a soft child's play area and shed with an electricity source down the bottom.
- Investment opportunity with the potential to generate a strong yield.





This beautiful three-bedroom family home is located in Armley. This semi-detached house is offered at a great standard throughout and ready to move into straight away. Located approximately a mile away from Leeds city Centre, you could walk there in less than half an hour. This property is also conveniently placed close to the Armley gyratory with direct links onto the motorway. Abbott view will provide you with three bedrooms, two house bathrooms, a sizable kitchen, two reception rooms and a garden perfectly equipped for a family. Enquire throughout WhatsApp service now.

The property also poses a great investment opportunity with potential rental income of £850pcm generating a yield of 7.8% based on the guide price.

This property is arranged over two floors and briefly comprises;

Front garden

This property offers a front garden with a patio driveway big enough for two small cars.

Entrance hall

Reception room

This inviting reception room provides you with plenty of space. There is also a gas fire which adds extra character and warmth to the room. In addition to this, ceiling fans are also provided for extra comfort in those hot summer months.

Kitchen

Storage doesn't fall short in this kitchen. Appliances consist of a built-in fridge/freezer, Gas hob, electric oven, extractor fan and additional space for a dishwasher if you wished to install one.

Second reception room

This smaller secondary reception room offers great additional space with stable doors out to the garden.

Downstairs house bathroom

This large bathroom located on the ground floor consists of a three-piece suite with a jacuzzi bath!



Upstairs house bathroom

A modern and newly fitted three piece suite with a large accessible shower.

Single bedroom

This is a single bedroom but still provides you with a lot of space. This room has built in wardrobes and a built-in desk for your convenience.

Double bedroom

This double bedroom provides you with a large built-in wardrobe and TV brackets on the wall with high sockets to refrain from any wires being seen.

Second single bedroom

This is the smallest bedroom in the house.

Loft

Loft space for further storage.

Rear garden

The rear of the house is wheelchair accessible and is fully equipped for any families with young children. A large soft play area is installed with a climbing frame, sand pit, slide and swing. There is also a dry shed at the bottom of the garden which is equipped with an electricity supply.

Double glazed windows and gas central heating.

EPC current rating D > potential rating C.

Being Sold by Online Auction

Starting Bids from: £130,000

Buy it now option available

Please call or visit Online Auctions for more information.



This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact: Dwell

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

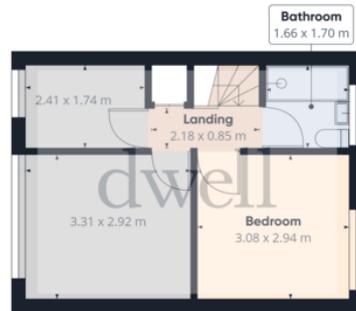
Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6954.00 (including VAT and a Legal Pack fee of £354 including VAT). This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
72.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

Contact us about this property

Dwell Leeds
Estate & Letting Agents

5/6 Chad's Parade,
Otley Road, Far Headingley,
Leeds, LS16 5JH

Phone 0113 246 4860
Email info@dwell-leeds.com
www.dwell-leeds.com