

Estate &
Letting Agents

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Otterburn Gardens
Adel, Leeds
LS16 6AS
Guide price £90,000



0113 246 4860

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

info@dwell-leeds.com
www.dwell-leeds.com

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Property Details & Area Map

- **Superb Investment Opportunity**
- **Chain Free and Vacant Possession**
- **Two Bedroom Ground Floor Flat**
- **Excellent Layout**
- **Prime Rental Area**
- **Two Double Bedrooms**
- **Ideal North Leeds Location**
- **Surrounding Shared Gardens**
- **Freehold**
- **Secure Sale Online Bidding - Starting Bids £90,000**



For sale by Secure Sale Online Bidding. Starting bid £90,000. Terms and Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Property Description

A superb opportunity to purchase a two-bedroom ground-floor flat in the sought after Adel area of Leeds. This is a fantastic project property with excellent investment potential.

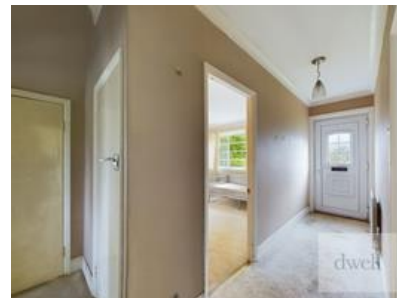
This property's main selling points are its private front and rear entrance, bright and spacious layout and lovely leafy outlook with an extensive shared lawn and private deck to the rear. With the right care and attention, this property would make an excellent buy to let investment given the high demand for rental properties in the area. Internally, a private front door opens onto a bright entrance hallway leading to a spacious living room with bay window overlooking the front, a kitchen to the rear with external door leading to a raised deck and substantial communal green, plus a family shower room and two double bedrooms with fitted wardrobes. Externally is an extensive shared open green area enjoyed by neighbouring properties, whilst to the front a further communal garden.

Area Description

Adel itself is a much sought after area of North Leeds given its high standard of properties, friendly community and easy access of the outer ring road, leading to surrounding areas including Cookridge, Horsforth, Bramhope and then slightly more further afield such as Harrogate, Wetherby and York. This specific area of Adel is highly popular among renters and based on this, we feel the property has great potential as a buy to let investment commanding an impressive yield.

Hosting a number of amenities within walking distance, Adel also offers regular bus connections to Leeds City Centre whilst being well connected to other Leeds suburbs.

Gallery



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Auctioneers Comments

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Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

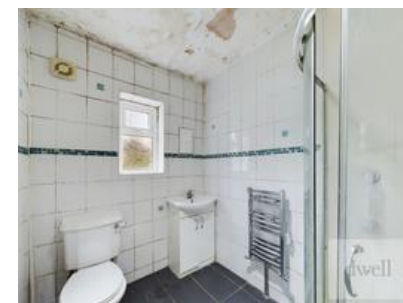
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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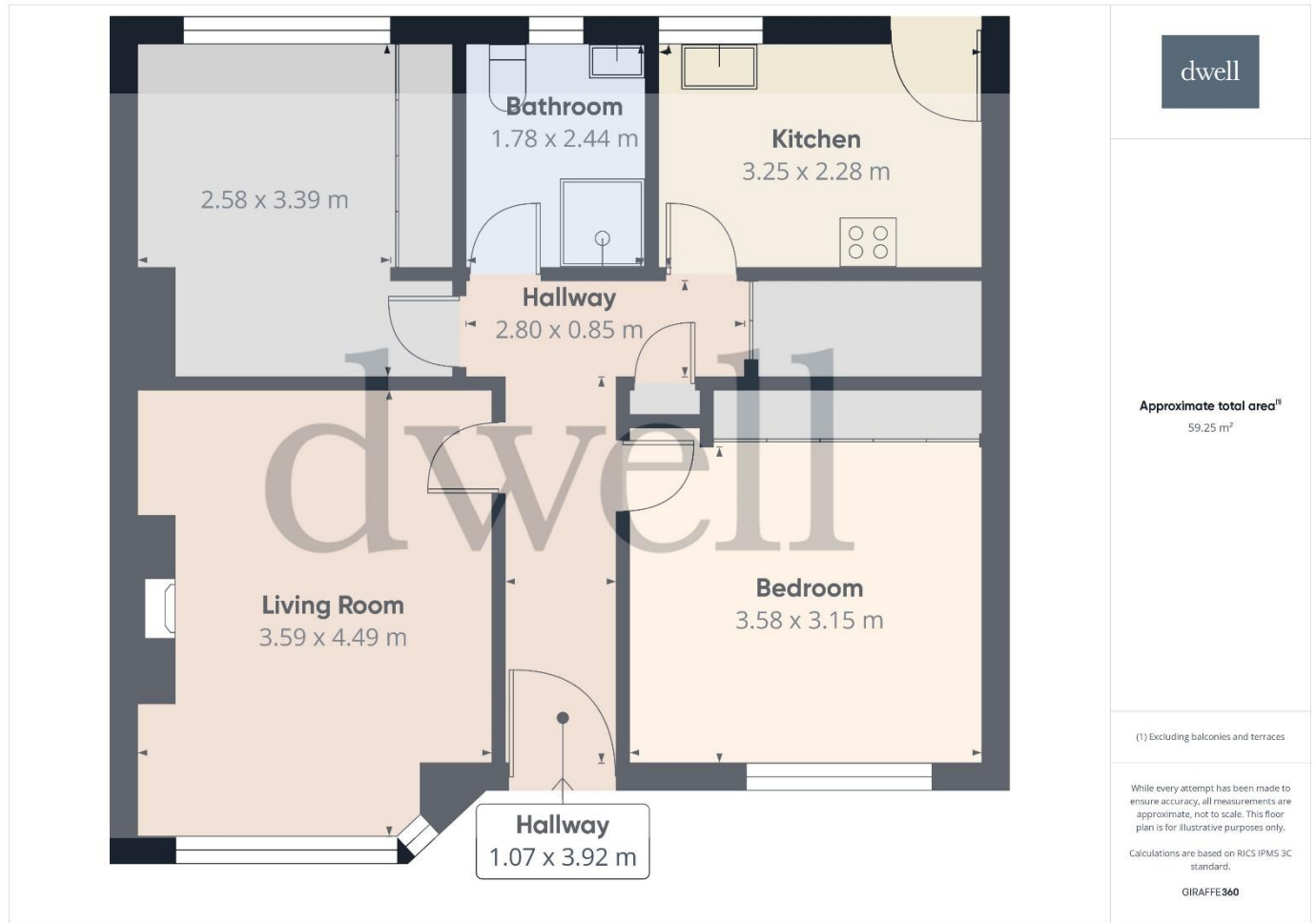
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Floor Plan

Floor Plan - Total floor area 59.25



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

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