



### 3 bed terraced house to buy in

Whingate Avenue, Armley, Leeds, West Yorkshire, LS12 3RE

**£130,000** Starting Bid

 x3  x3  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Three Bedroom Terraced House
- ✓ Superb Buy to Let Investment Opportunity
- ✓ EPC Rating C

## Key Information

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

## Description

\*Being sold via Secure Sale (Online Auction) online bidding. Terms & Conditions apply. Starting Bid £130,000\*

A superb opportunity to acquire a fully tenanted, fully furnished three-bedroom professional house share with C4 (HMO) planning, situated close to the city centre, benefitting from three bathrooms (2 ensuite and 1 exclusive to the top floor room) with Room 3 also boasting exclusive use of a private living area on the top floor.

Located on the western side of Armley within a few minutes walk of Town Street, Whingate Avenue is very well placed for the short travel of only 2 and a half miles to the city centre. A regular bus route serves both Whingate and Town Street. Also close by are a number of shops and amenities as well as the Kirkstall Bridge shopping centre.

PLEASE NOTE: All photos taken prior to current tenancy

### INTERIOR

#### Ground Floor

A central entrance leads to the first wooden-floored and furnished DOUBLE BEDROOM with ENSUITE SHOWER ROOM comprising a corner shower cubicle, WC, wash hand basin and wall mounted smart mirror. Also accessed from the ground floor entrance is the KITCHEN – equipped with wall and base units, incorporating an electric oven, gas hob and extractor, stainless steel sink/drainer plus a washing machine. A door from the kitchen provides staired access to the CELLAR on the lower ground floor.

#### First Floor

On the first floor can be found the SECOND DOUBLE BEDROOM. The room is a generous size, full carpeted and furnished and benefits from an ENSUITE SHOWER ROOM comprising a corner shower cubicle, wash hand basin and WC.

A door from the first-floor landing leads through to a private landing space exclusively used by the occupier of room 3. This provides further access to a private SHOWER ROOM comprising a corner shower cubicle. WC and wash hand basin.

## Second Floor

Stairs from this private landing space rise to two additional rooms – 1 DOUBLE BEDROOM and 1 ADDITIONAL ROOM / PRIVATE LIVING AREA – both fully carpeted and furnished.

## ADDITIONAL INFORMATION

Current Rent - ROOM 1 - £525 pcm: ROOM 2 - £525 pcm : ROOM 3 - £650 pcm.

C4 Planning: The property benefits from C4 (HMO) planning.

EPC - C: (Current score 75 - Potential 80) All external-facing walls and roof slopes & entire basement ceiling fully insulated 2023-25

Tenure: Freehold

Heating: 'Inspire' remote-controlled thermostat system in place to keep bills down.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Concrete roof 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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Whingate Avenue, Armley, Leeds, West Yorkshire, LS12 3RE

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.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.

