



## 1 bed apartment to buy in LS7

12 Skinner Lane, Leeds, West Yorkshire,  
LS7 1DY

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Council tax band B
- ✓ 7th Floor position
- ✓ EPC Rating B

## Key Information

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

## Description

FOR SALE VIA SECURE ONLINE BIDDING. Starting Bid: £70,000 | Terms & Conditions Apply | A stylish and contemporary 1-bedroom apartment on the 7th floor, built in 2015 and ideally located close to Leeds University, Leeds Conservatoire, the City Centre shops, bars and restaurants and Victoria Gate. The property is offered for sale via modern method of auction and available chain free with vacant possession, making it ideal for first-time buyers, investors, or city professionals.

### LEASEHOLD AND PROPERTY INFORMATION

Lease term: 255 years from 1st January 2015

Service charge £1,993.16 pa (building insurance included)

Ground rent £552.16 pa (annual review)

EPC Rating B

Local Authority: Leeds

Council Tax: Band B

Annual Price: £1,776

Conservation Area :No

Flood Risk: Very low

Mobile coverage: EE, Vodafone, Three, O2

Broadband: Basic14 Mbps, Superfast80 Mbps, Ultrafast1000 Mbps

Satellite / Fibre TV Availability: BT, Sky, Virgin

VICTORIA HOUSE Communal entrance with fob entry, mail boxes and lift to all floors.

Access to the communal garden to the rear.

HALLWAY 10' 6" x 3' 3" (3.22m x 1.00m) Entrance hallway with large storage cupboard housing the hot water heater and plumbing for a washing machine.

LIVING AREA 23' 11" x 10' 0" (7.31m x 3.06m) Open plan living area with floor to ceiling window and Juliet balcony. Electric heating.

KITCHEN (Open Plan) The kitchen has a range of fitted units in white gloss and integrated electric oven, four ring electric hob and fridge with freezer compartment.

BEDROOM 13' 3" x 8' 8" (4.04m x 2.65m) The bedroom has floor to ceiling windows and electric wall mounted heater.

SHOWER ROOM 6' 11" x 5' 10" (2.11m x 1.80m) The shower room comprises; hand basin, w.c. and shower unit with electric shower.

\*Currently tenanted at £750 pcm

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 243

Annual Ground Rent Amount: £553.00

Annual Service Charge Amount: £1,994.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Victoria House, 12, Skinner Lane, Leeds, LS7 1DY**

Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(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	

12 Skinner Lane, Leeds, West Yorkshire, LS7 1DY

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**

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